



£419,950

44 Springfield Road, Poole, BH14 0LQ



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#### Property Description

This delightful spacious apartment offers a comfortable living space and is situated in a prime location within easy access to local amenities, shops and transport links. Ideal for those seeking both convenience and tranquility. Whether you're looking for a starter home, a downsizing opportunity, or an investment property, this flat has the potential to suit a variety of needs. Verenna is a smart modern block constructed by Whitelock Group, a local family run development company founded in 1899 and renowned for their attention to detail and high standards.

Accommodation comprises of a large open plan lounge/kitchen/diner with access to a good size balcony via patio doors from the lounge area. The kitchen units are of a high quality with complimenting quartz stone work surface areas with matching upstands, neat induction hob with coloured glass splashback and extractor above. The kitchen has the benefit of recently installed integrated Bosch appliances and a waste disposal unit. The main bedroom is a generous size and offers a good range of built-in wardrobes. Bedroom two is a double room with space for freestanding or built-in storage units. The ensuite shower room and bathroom are very stylish with neutral coloured floor and wall tiles, built-in storage and mirrors plus modern chrome ladder radiator/towel rails.

The balcony has a front aspect and is large enough for alfresco dining and sun loungers etc. All apartments in the block have an allocated undercroft parking space and there is plenty of visitor parking. Located on the ground floor there are secure, very useful exceptionally large walk-in storage units with power and light.

The grounds are very well maintained, surrounded by mature trees and hedging with a tiered green area to the rear.

#### Location

Springfield Road is in a premier location leading directly to Ashley Cross, a dynamic urban hub in Poole where a thriving social scene meets a charming village-like atmosphere. Brimming with boutique shops, trendy bistros, fashionable bars, and inviting coffee shops, making it a magnet for all ages. The nearby Parkstone Train Station provides direct links to Bournemouth, Southampton, Winchester, and London Waterloo, making commuting a popular and viable option for residents. Nestled within this bustling neighbourhood is a public park, complete with paved walkways, benches, and a charming fountain, serving as a backdrop to numerous events throughout the year. For beach enthusiasts, Ashley Cross provides easy access to several pristine sandy shores along the coast, ensuring that sun, sea, and sand are never too far away.

#### Tenure

Tenure: Share of freehold with a 999 year lease from 1st April 2011  
 Service Charge: £2,300 p.a. (includes building insurance and contribution to a reserve fund)  
 Managing Agents: Rebbecks  
 Council Tax Band: D  
 Agents Note: No pets or holiday letting permitted

## FEATURES & SPECIFICATIONS

- Share of freehold
- No forward chain
- Gas central heating (combination boiler)
- High specification kitchen with New Bosch appliances
- Luxury bathroom and ensuite
- Passenger lift
- Video entry system
- Allocated undercroft parking space
- Large allocated walk-in internal storage room
- South west facing balcony



Verenna, Springfield Road, Poole

Approximate Gross Internal Area = 69.5 sq m / 748 sq ft

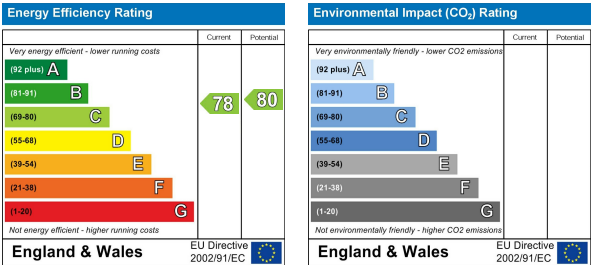


First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

**Disclaimer:** These particulars are believed to be correct, but their accuracy is not guaranteed and they do not constitute an offer or contract. Strictly subject to contract, all measurements are approximate.

Agents Note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves to the structural integrity of the premises and condition / working order of services, plants and equipment







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