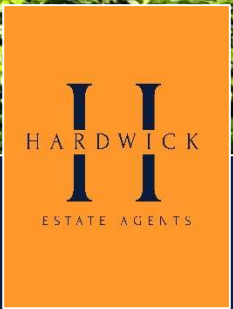




6 The Maltings, 43 Parkstone Road, Poole, BH15 2NE



A beautifully presented 2 bedroom, 2<sup>nd</sup> floor apartment overlooking Poole Park with a south facing balcony and garage.

- 2 bedrooms
- Sitting/dining room
- Modern kitchen with fitted appliances
- Modern shower room
- Fitted bedroom wardrobes
- Southerly facing balcony
- Passenger lift
- Garage in block
- Less than ½ mile to Poole town centre
- Poole Park on the doorstep
- No onward chain

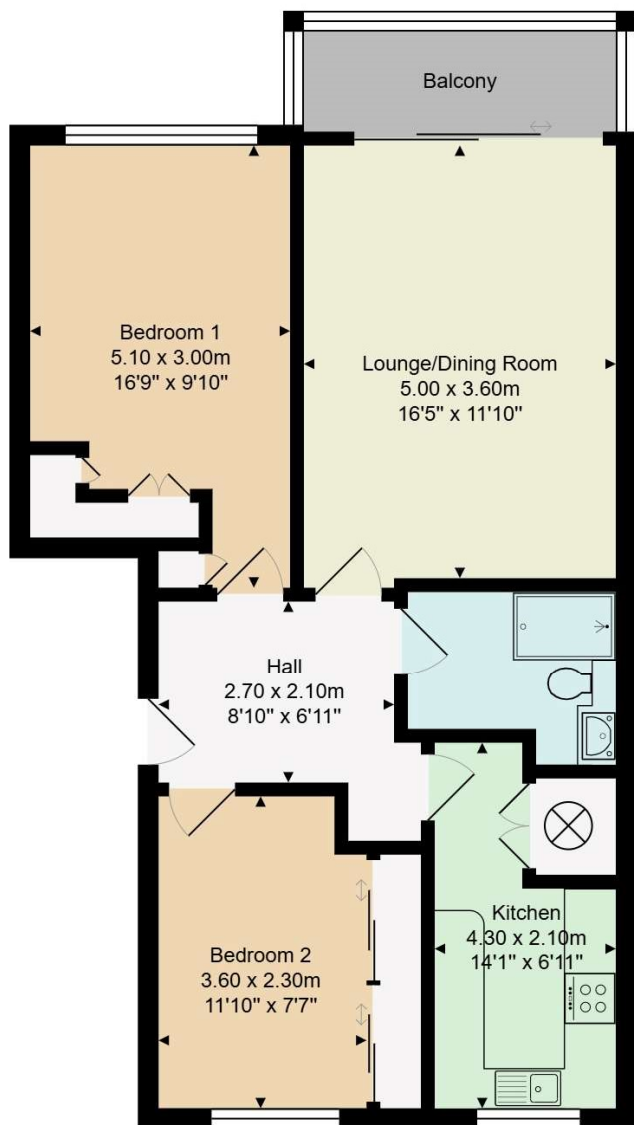
**ASKING PRICE:**

£285,000 (leasehold)

**EPC RATING:**

Band - tbc





All measurements are approximate and for display purposes only.

## LOCATION

The property enjoys an enviable location situated directly opposite Poole Park tennis courts. It is also located close to Poole Hospital, the Dolphin Leisure Centre and less than ½ a mile away from Poole Town Centre which offers a broad range of shops and amenities. There is a bus stop on Parkstone Road a short walk away.

## THE PROPERTY

This beautifully presented property is a second floor, purpose built apartment. In recent years it has undergone extensive improvements including a refitted kitchen and shower room, together with new electric heaters, internal doors and carpets/floor coverings. Perfect for a buyer wanting a 'turn key' home.

The accommodation briefly comprises; a communal front door with a security entry system leads to the communal hall where stairs or a passenger lift lead to the second floor.

Inside the apartment is an entrance hall. The sitting dining room has large sliding patio doors where the eye is drawn to the views across Poole Park. The south facing balcony has a glass balustrade.

The kitchen offers a good range of white base and eye level units with a range of fitted appliances including a microwave, electric oven and hob, plus washing machine and fridge/freezer with matching fascia units. There is a useful double cupboard housing the hot water cylinder.

There are two double bedrooms, both include a range of fitted wardrobes. Bedroom 1 overlooks Poole Park to the front, whilst Bedroom 2 overlooks the rear aspect. The shower room is fully tiled, with a heated towel rail and a modern three piece suite with a large shower, wc and wash hand basin.

## Outside

The Maltings is set in well-tended communal gardens. Vehicle access is from Churchfield Road behind, there is a single garage in the block together with visitors parking.

## ADDITIONAL INFORMATION

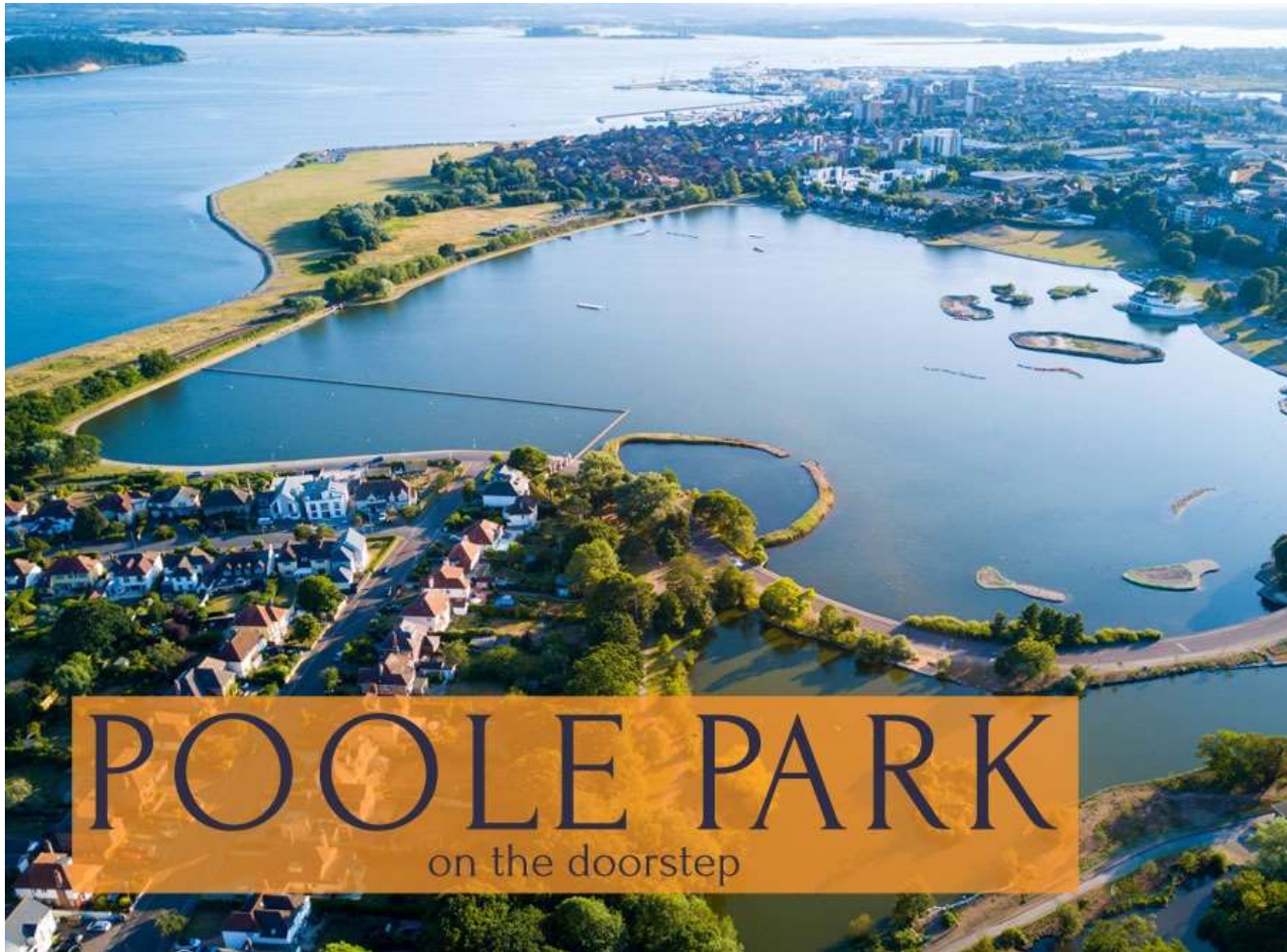
Council tax – C

Lease – 199 years from 01/07/1972 – 147 years remaining.

Service charge – 01/01/24 – 30/06/24 - £1000. (£2,000 PA)

Ground rent - £35 PA

Heating – electric (economy 7)



Hardwick Estate Agents would like to point out that all measurements and indications of plot size set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.

For more information or to arrange a viewing please contact us;

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