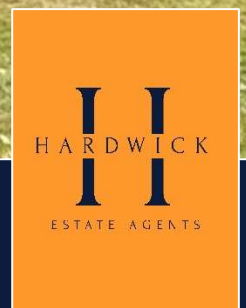




19 The Maltings, 43 Parkstone Road, Poole, BH15 2NE



A spacious 2 double bedroom top floor flat with southerly facing views over Poole Park.

- 2 bedrooms
- Sitting/dining room
- Separate kitchen
- Shower room
- Bedroom 1 with fitted wardrobes
- Southerly facing balcony
- Passenger lift
- Garage in block
- Electric heating
- Less than ½ mile to Poole town centre
- Poole Park on the doorstep
- No onward chain

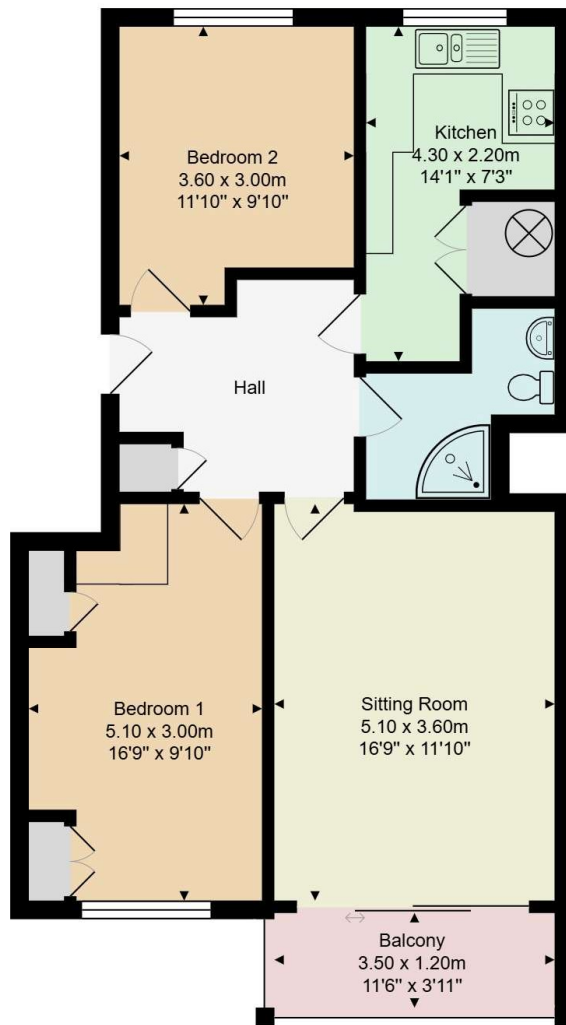
ASKING PRICE:

£260,000 (share of freehold)

EPC RATING:

Band - D





All measurements are approximate and for display purposes only.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	60 D	73 C
39-54	E		
21-38	F		
1-20	G		

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 bright and spacious property is a top floor, purpose built apartment. Whilst well maintained the property does offer some scope for improvement.

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 top floor.

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

The kitchen offers a good range of white base and eye level units with a breakfast table and a fitted electric oven and hob. There is space for a washing machine and fridge/freezer. There is a useful double cupboard housing the hot water cylinder.

There are two doubles. Bedroom 1 overlooks Poole Park to the front with fitted bedroom furniture, whilst bedroom 2 overlooks the rear aspect. The shower room has a three piece suite with a 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

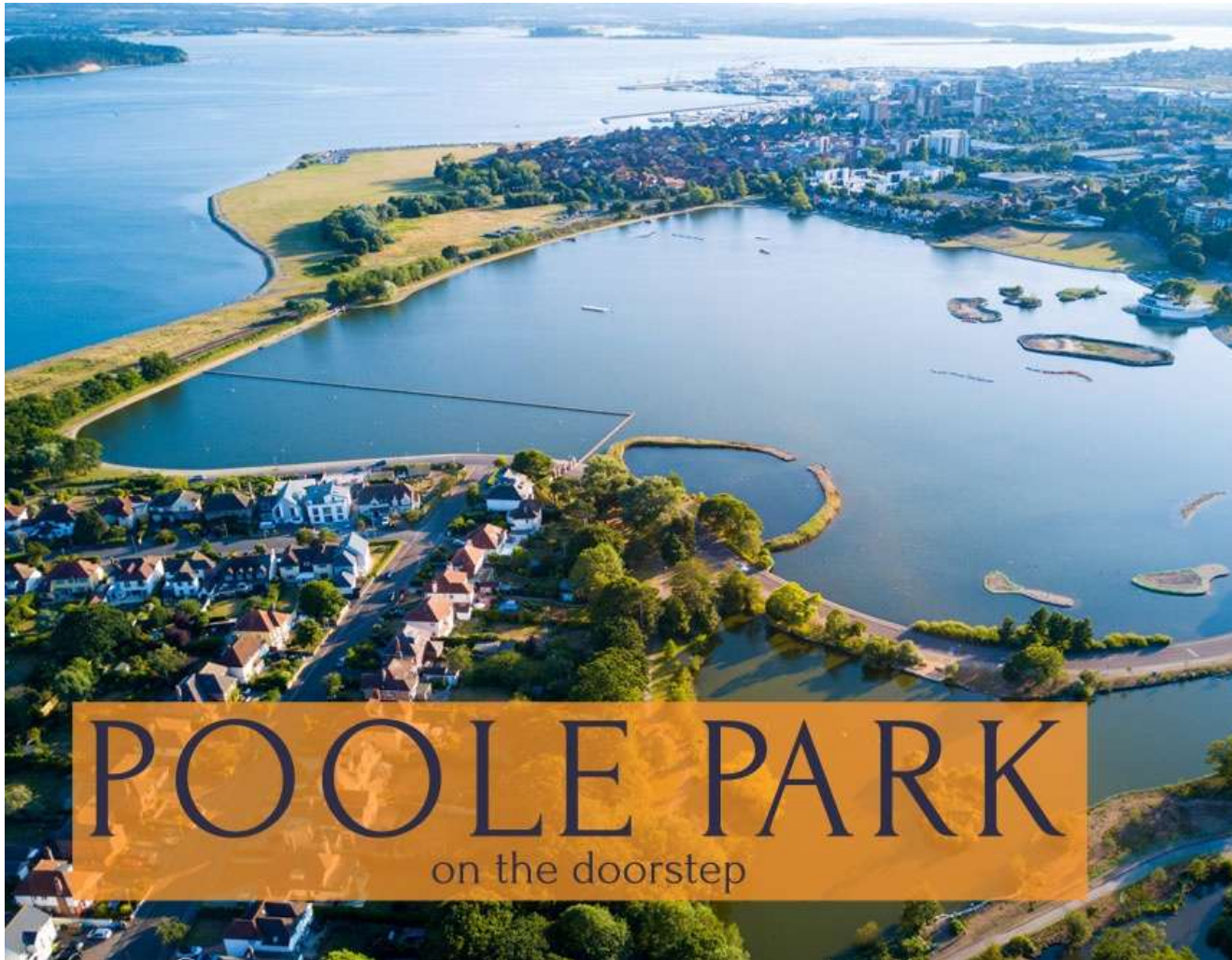
Council tax – C

Tenure – Leasehold with a share of freehold (to be verified)

Lease – 199 years from 18/09/1973 – 146 years remaining.

Service charge estimate, year end 30th June 25 - £1,221.75 per 6 months

Ground rent – TBC



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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