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EST. 1985

Flat 4, Britannia Court Rosemary Gardens, Poole, BH12 3HF

Guide Price £190,000



Flat 4

Britannia Court, Rosemary Gardens,
Parkstone, Poole

A Bright and Spacious First-Floor Apartment in a Peaceful Parkstone Cul-de-Sac

Tucked away in a quiet and sought-after cul-de-sac in Parkstone, Poole, this beautifully presented first-floor apartment offers light-filled, well-proportioned living throughout. Lovingly maintained, the property features a welcoming entrance hallway, a bright and airy lounge, a modern fitted kitchen, and a contemporary family bathroom.

The generous main bedroom benefits from fitted wardrobes, while the second bedroom is a well-sized single, perfect as a guest room, nursery, or home office. Additional features include electric heating, double glazing, and an allocated parking space, with ample visitor parking available for added convenience.

This appealing home is offered with **no forward chain** and comes with the added advantage of a **brand new 99-year lease**, making it an ideal choice for first-time buyers, downsizers, or investors alike.



Parkstone is a vibrant and diverse suburb of Poole, Dorset, known for its characterful neighbourhoods, excellent amenities, and proximity to the coast. Divided into Lower Parkstone and Upper Parkstone, the area appeals to a wide range of residents, from young professionals to growing families and retirees.

Parkstone is well-connected, with Parkstone railway station providing direct links to Bournemouth, Southampton, and London Waterloo.

Major roads such as the A35 and A3049 offer easy access to nearby towns and attractions, including the award-winning beaches at Sandbanks and the tranquil waters of Poole Harbour.

The suburb features a mix of Victorian and Edwardian homes, modern flats, and spacious family houses set among tree-lined streets and green open spaces. Reputable schools, including Parkstone Grammar School, add to the area's appeal for families.

With a strong sense of community, beautiful surroundings, and a dynamic local culture, Parkstone offers a balanced lifestyle where coastal charm meets urban convenience.

Council Tax band: B

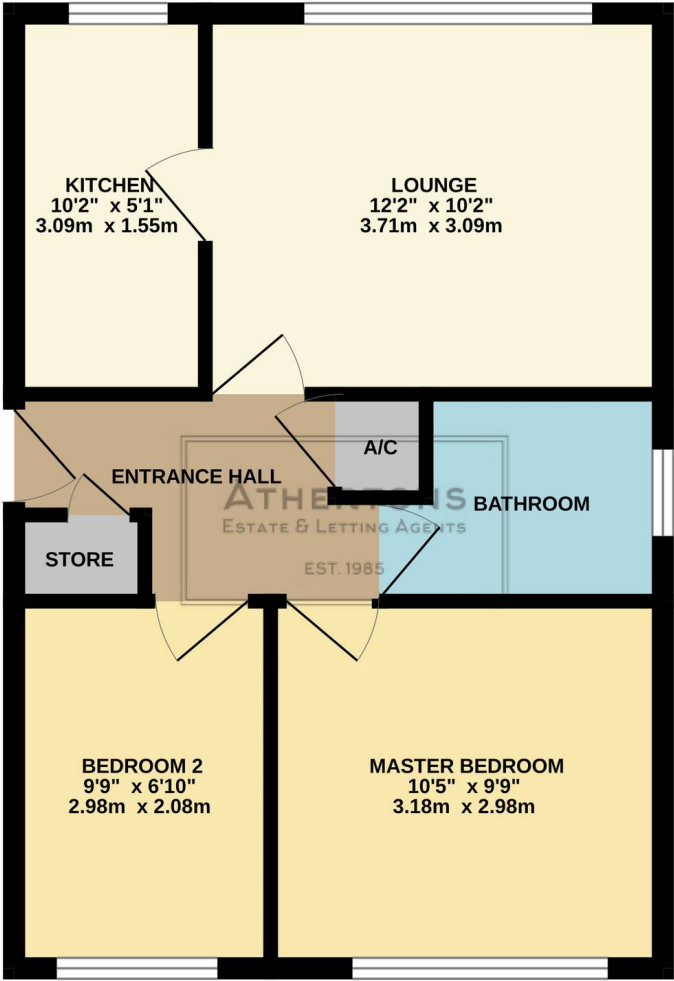
Tenure: Share of Freehold

EPC Energy Efficiency Rating: D





FIRST FLOOR





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