



ATHERTONS
ESTATE & LETTING AGENTS

EST. 1985

Flat 25, Britannia Court, Rosemary Gardens, Poole, BH12 3HF

Offers Over **£190,000**



Flat 25

Britannia Court, Rosemary Gardens,
Poole

Bright and Spacious Top Floor Apartment in Peaceful Parkstone Setting – Share of Freehold & No Forward Chain

Set in a quiet and sought-after location in Parkstone, Poole, this superb top-floor apartment offers well-presented and generously sized accommodation throughout.

The property features an inviting entrance hallway with ample built-in storage, a contemporary fitted kitchen, and a spacious lounge/dining room perfect for relaxing or entertaining. There are two well-proportioned bedrooms and a modern family bathroom.

Additional features include electric heating, double glazing, and an allocated parking space, with ample visitor parking available for added convenience, a **share of the freehold with the remainder of a 999-year lease**, and **no forward chain**, making this an ideal first-time buy or investment opportunity.

Located close to local amenities, transport links, and green spaces, this is a fantastic chance to secure a low-maintenance home in a quiet yet convenient setting.



Parkstone is a vibrant and diverse suburb of Poole, Dorset, known for its characterful neighbourhoods, excellent amenities, and proximity to the coast.

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

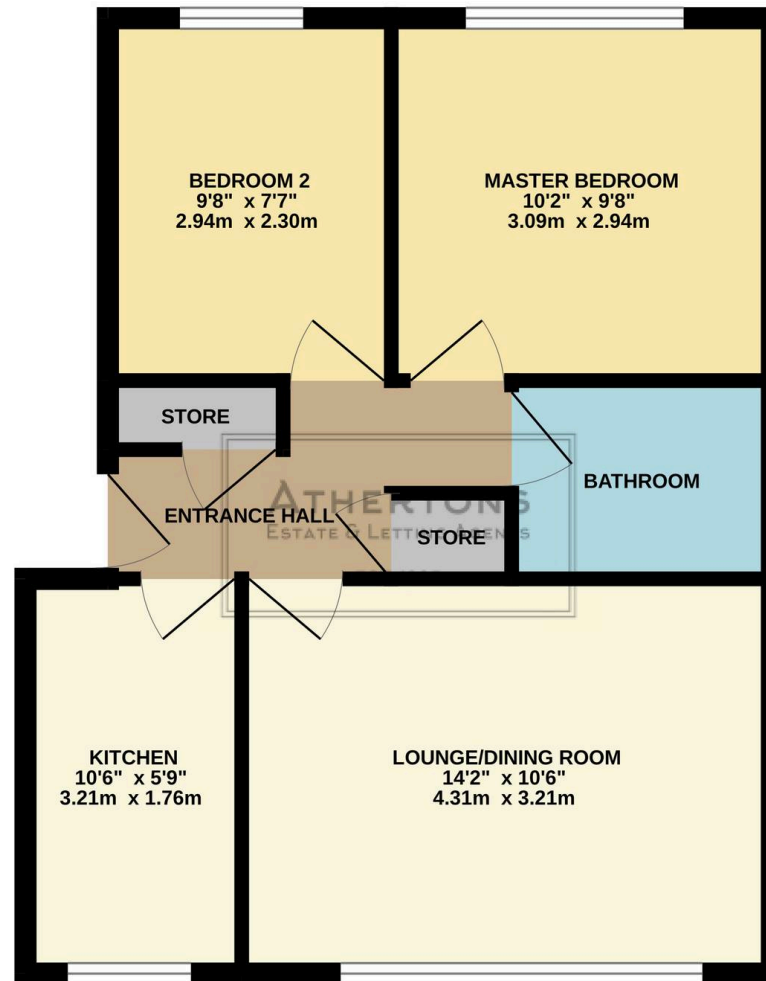
Tenure: Share of Freehold

EPC Energy Efficiency Rating: D





FIRST FLOOR
474 sq.ft. (44.1 sq.m.) approx.



TOTAL FLOOR AREA : 474 sq.ft. (44.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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