



ATHERTONS
ESTATE & LETTING AGENTS
EST. 1985

39 Knowlton Road, Canford Heath, Poole, BH17 9EE

Guide Price **£195,000**



39 Knowlton Road

Canford Heath, Poole

A bright and spacious first-floor apartment, tucked away in a quiet cul-de-sac and just a short stroll from the beautiful Canford Heath Nature Reserve. Offering generous accommodation and a peaceful setting, this home is perfect for first-time buyers, downsizers, or investors.

The apartment is accessed via a welcoming entrance hallway, which leads to a spacious landing with excellent storage. The well-planned layout includes a fitted kitchen, a large lounge/dining room with abundant natural light, two well-proportioned bedrooms, and a modern bathroom.

Additional features include double glazing and gas central heating. Outside, residents benefit from well-maintained communal gardens and ample off-road parking.



Canford Heath is a large, family-friendly residential suburb located to the north of Poole, Dorset.

Known for its open green spaces and welcoming community atmosphere, the area offers a balanced lifestyle that blends suburban convenience with a unique natural setting. Developed primarily between the 1960s and 1980s, Canford Heath features a wide range of housing, from spacious detached homes to townhouses and modern apartments.

The area is popular with families, thanks to its good selection of local schools, shopping centres, medical facilities, and community services. One of Canford Heath's standout features is its proximity to the Canford Heath Nature Reserve—the largest lowland heath in the UK.

This protected landscape is a haven for wildlife, including rare species such as the Dartford warbler, sand lizard, and smooth snake.

Walking trails and open areas offer residents and visitors a peaceful escape and a chance to enjoy Dorset's natural beauty right on their doorstep. With easy access to Poole's town centre, good transport links, and a strong sense of community, Canford Heath is a popular choice for those seeking a quieter pace of life without being far from urban amenities.

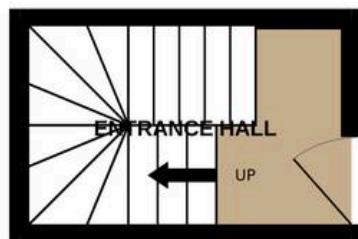
Council Tax band: B

Tenure: Leasehold

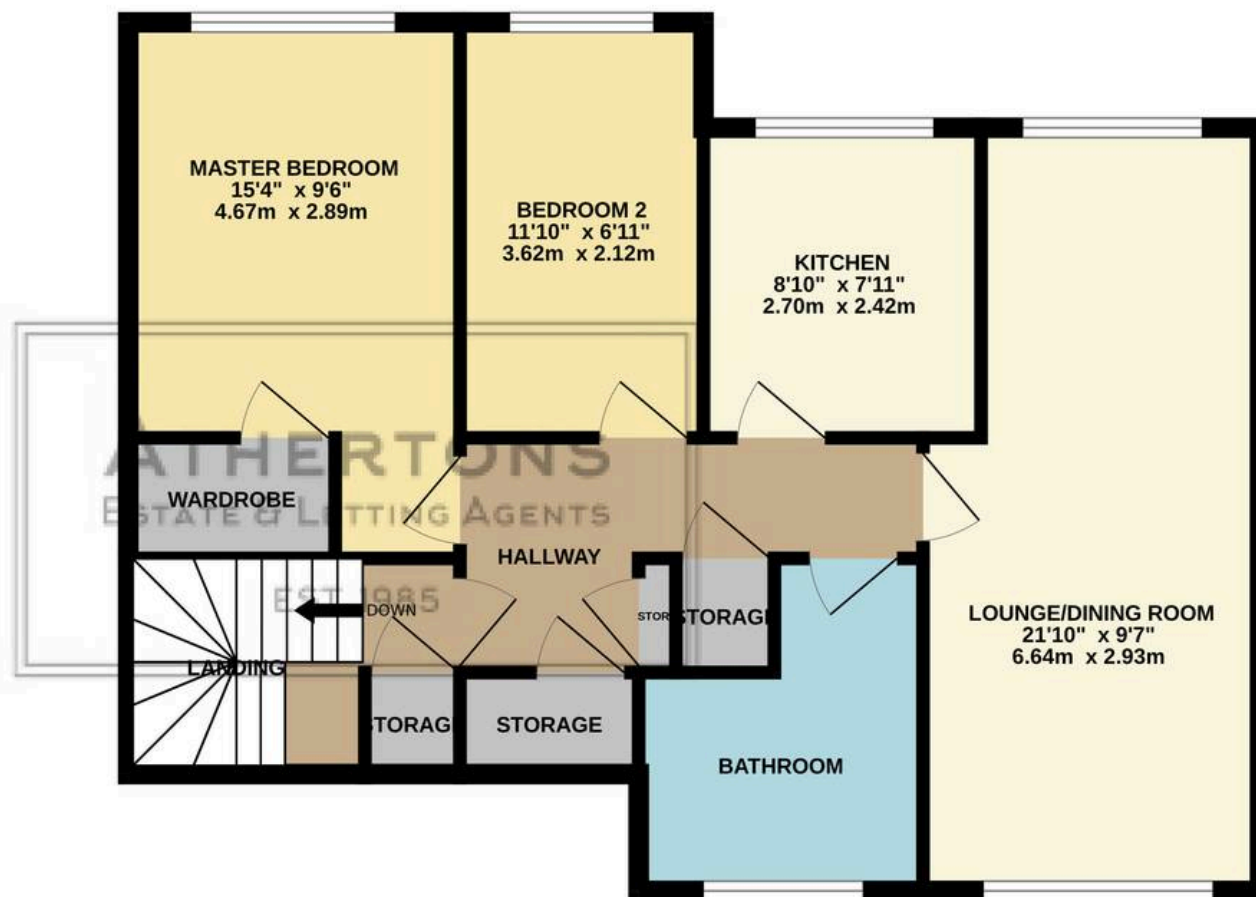




GROUND FLOOR
58 sq.ft. (5.4 sq.m.) approx.



FIRST FLOOR
705 sq.ft. (65.5 sq.m.) approx.



TOTAL FLOOR AREA : 764 sq.ft. (70.9 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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