

**ATHERTONS**  
ESTATE & LETTING AGENTS

EST. 1985

**47 Godmanston Close, Canford Heath**

Poole, BH17 8BT

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Guide Price **£175,000**

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## 47 Godmanston Close

Poole

A beautifully presented ground-floor apartment, ideally positioned within a quiet and well-maintained development in the ever-popular area of Canford Heath. This attractive home is offered for sale with a brand new 174-year lease, no ground rent, and no forward chain, making it an excellent opportunity for first-time buyers, downsizers, or investors alike.

Accessed via a secure communal entrance with an entry phone system, the property opens into a welcoming entrance hallway providing access to all principal rooms. The accommodation comprises a bright and spacious lounge featuring sliding doors that lead directly out to a delightful garden area perfect for relaxing or entertaining.

There is a stylish, modern kitchen fitted with a range of contemporary units, alongside a well-appointed bathroom. The property further benefits from two generously sized bedrooms, both offering comfortable living space.

Additional features include double glazing throughout, electric heating, well-kept communal gardens, an allocated parking space, and ample visitor parking.

Overall, this is a superbly located and well-proportioned apartment offering a rare combination of privacy, convenience, and long-term security.

Canford Heath is a popular residential area on the outskirts of Poole, known for its excellent balance of convenience and natural surroundings.

The area is particularly attractive to families and professionals, offering a range of local amenities including supermarkets, schools, healthcare facilities, and leisure options.

One of its standout features is its proximity to expansive heathland, which provides scenic walking and cycling routes and a peaceful, semi-rural feel despite being well-connected. Canford Heath also benefits from good transport links, with easy access to Poole town centre, Bournemouth, and the wider Dorset area. Overall, it's a well-established, community-focused location offering a practical lifestyle with plenty of nearby green space.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: D

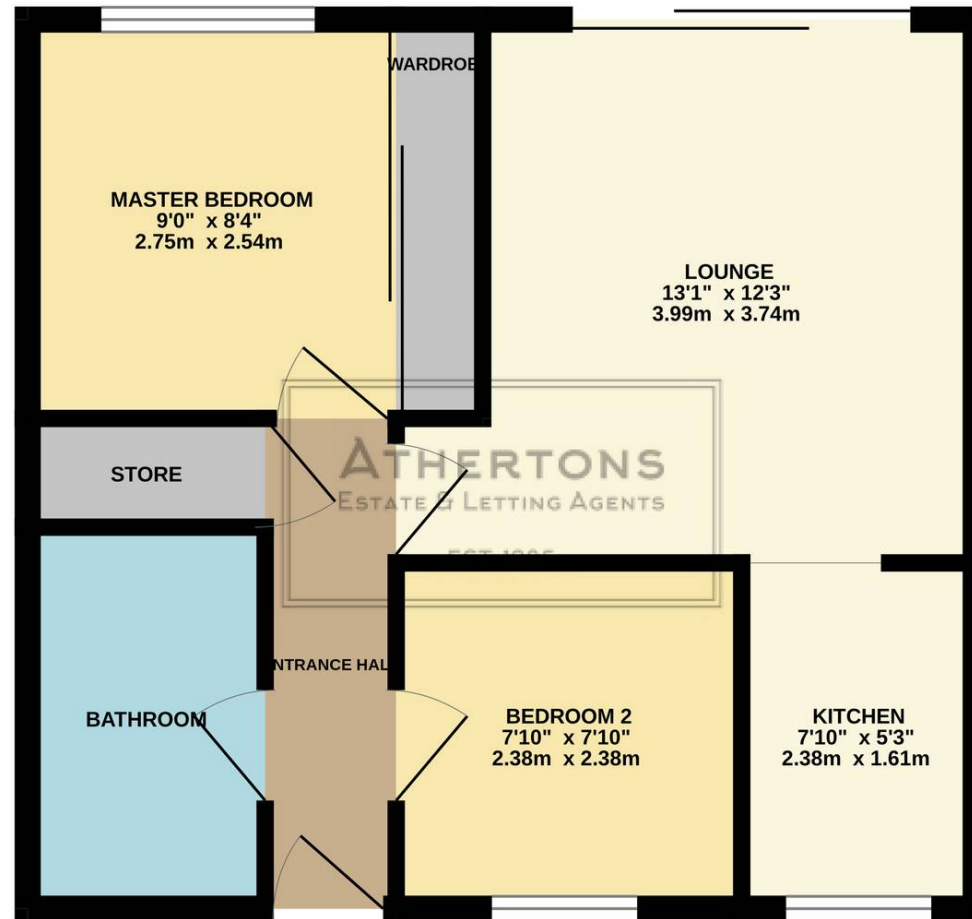








GROUND FLOOR  
431 sq.ft. (40.0 sq.m.) approx.



TOTAL FLOOR AREA : 431 sq.ft. (40.0 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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## Athertons Estate Agents

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