



## Poole

A GOOD SIZE 2 BEDROOM APARTMENT  
EPC Rating: Band E

**£250,000 (Leasehold)**





## The Maltings, 43 Parkstone Road, Poole, Dorset BH15 2NE

A GOOD SIZE 2 BEDROOM APARTMENT  
SITUATED NEAR POOLE PARK.

- Spacious accommodation
- Attractive views over Poole Park
  - Balcony
  - Garage
  - View to appreciate

**£250,000 (Leasehold)**  
Ref: 867148

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-106)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

### Property Description

Goadsby are delighted to offer for sale this bright and airy 2nd floor apartment situated in a popular location opposite Poole Park. This spacious apartment offers excellent accommodation with balcony and water glimpses.

The front door to the apartment opens into a spacious hallway. The lounge/diner is located at the far end of the apartment which enjoys a south facing balcony ideal for a small table and chairs and offers glimpses of Poole Park Lake. The kitchen offers a range of cupboards at both floor and eye level and includes space for fridge/freezer, fitted Hotpoint washing/drying machine and includes a built in oven/hob with extractor over. There are 2 excellent size double bedrooms, the master located at the back of the apartment provides built in wardrobes. There is a modern 3 piece white bathroom suite with shower over bath, WC and wash hand basin. The apartment further benefits from double glazing, cavity wall insulation and ample storage space as well as a garage and some visitors parking. This lovely apartment makes an ideal home as should be viewed.

### Location

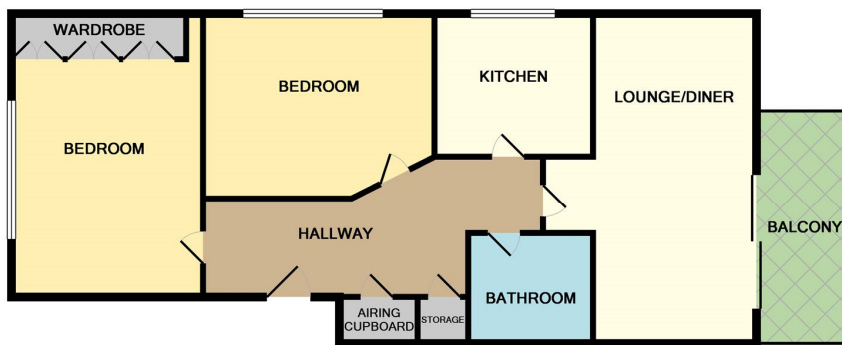
The Maltings is ideally situated overlooking Poole Park, with its cafe, restaurants & boating lake and close to Poole Town Centre with its shops & transport links.

### Directions

From our Poole office continue on past the Lighthouse Theatre and take the first exit at the roundabout onto Mount Pleasant Road. Take the third exit at the roundabout onto Parkstone Road and the property is on your left.

### Property Measurements

Lounge/Diner 5.49m (18'0) x 3.38m (11'1)  
Kitchen 2.69m (8'10) x 2.39m (7'10)  
Bedroom 1 4.36m (14'4) max x 3.16m (10'4) max  
Bedroom 2 3.79m (12'5) max x 3.08m (10'1) max  
Bathroom 2.08m (6'10) x 1.82m (6')



This Floor Plan is for guidance only and is NOT to SCALE  
Made with Metropix ©2018

**DRAFT DETAILS**  
We are awaiting verification of these details  
by the seller(s).

PLEASE NOTE Measurements quoted are approximate and for guidance only. Fixtures, fittings, services & appliances have not been tested and therefore no guarantee can be given that they are in working order. Images have been produced for information and it cannot be inferred that any item shown is included with the property. These particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute an offer or form part of a contract. Solicitors are specifically requested to verify the sales particulars details in the pre-contract enquiries, in particular: price, local and other searches.

Goadsby & Harding (Residential) Ltd Registered Office: 99 Holdenhurst Road, Bournemouth, Dorset BH8 8DY Registered in England No. 1871280

Brochure prepared by James Silverton

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