WILSON THOMAS
ESTATE AGENTS

GFF, 70 Kingston Road, Heckford Park, Poole BH15 2LS

* Investment buyers only * Nicely positioned within the popular Heckford Park lies this spacious two double bedroom ground floor apartment with private garden area and off-road parking.

EPC: 67 **Council Tax Band:** A **Price:** £189,950

2 1 1

fridgemaster

Key Features

- SPACIOUS GROUND FLOOR APARTMENT
- ENTRANCE HALLWAY
- FEATURE LOUNGE WITH BAY WINDOW & HIGH CEILING
- KITCHEN LEADING TO PRIVATE GARDEN AREA
- TWO BEDROOMS WITH BEDROOM TWO WALK-IN-WARDROBE POTENTIAL
- BATHROOM
- OFF ROAD PARKING
- PRIVATE GARDEN AREA
- EXCELLENT LOCATION WITHIN HECKFORD PARK
- BUY TO LET BUYERS ONLY
- LEASE INFORMATION TO BE CONFIRMED

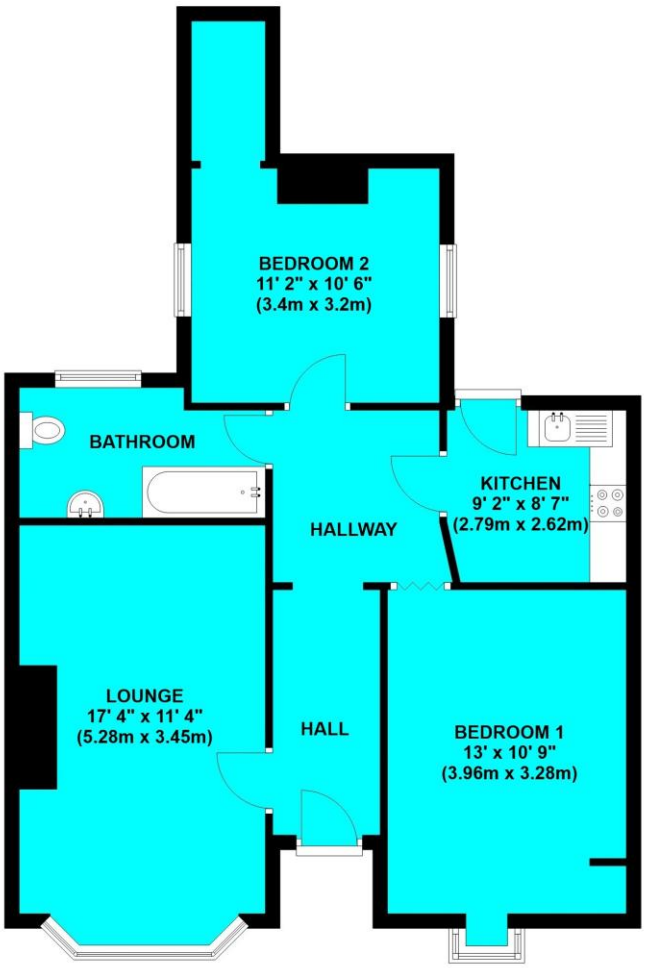
The Property

A porch area leads through to the entrance hallway where an original panelled door leads to the impressive lounge/dining room with feature bay window, ample space for furniture including table and chairs and high ceiling. The entrance hall then leads down to the inner hallway with an under stairs storage cupboard and doors lead off to the remainder of the accommodation and to the master bedroom, which is a generous size and again has high ceiling, a box bay window, ample space for fitted or freestanding bedroom furniture. Bedroom two is a good size benefiting from a dual aspect with high ceiling, again ample space for free standing or fitted bedroom furniture. There is a separate alcove which could be used as a walk-in wardrobe. The kitchen comprises a range of light wooden fronted units and drawers, marble effect work surfaces, tile effect floor, window to the side and a part UPVC door leads out to the private garden area. The bathroom comprises of a white three-piece suite with mains operated shower, rear window and tiled floor.

Outside there is a good size private garden area with a hard standing suitable for outside dining/garden furniture. The garden area could also provide off road parking with access via the service lane from the rear. To the front there is a small front garden area enclosed by low level brick walling with a pathway leading up to a communal door for the two properties. The apartment lies within one of the best locations in the local area in our opinion, Heckford Park as an abundance of charm and character with period properties around. Local schools, amenities, excellent bus services are all on the doorstep and the centre of Poole and Poole Park are only a short walk away.

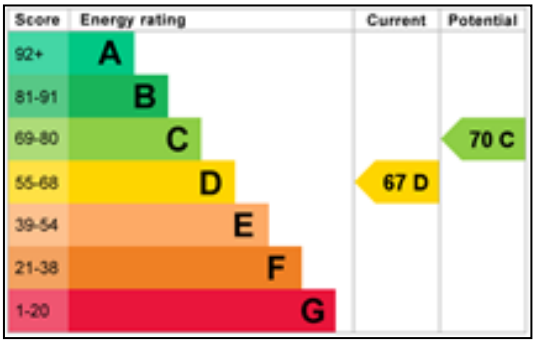
Ground Floor

Approx. 66.6 sq. metres (717.4 sq. feet)



Total area: approx. 66.6 sq. metres (717.4 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, Windows, rooms and any other items are approximate and no responsibility is taken for error Omission and misstatement. 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 effenciency can be given
Plan produced using PlanUp.



All rooms have been measured with an electronic laser and are approximate measurements only. To comply with the Consumer Protection from Unfair Trading Regulations 2008, we clarify that none of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Wilson Thomas for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.

Broadstone Office
219 Lower Blandford Road, Broadstone, Dorset BH18 8DN
T: 01202 691122 E: broadstone@wilsonthomas.co.uk

Poole Office
Towngate House, 2-8 Parkstone Road, Poole, BH15 2PW
T: 01202 717771 E: lowerparkstone@wilsonthomas.co.uk

www.wilsonthomas.co.uk

rightmove OnTheMarket

WILSON THOMAS
ESTATE AGENTS