

enfields



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Are you a first-time buyer looking to make your first step on the property ladder? We have a fantastic opportunity for YOU! Positioned in the ever-popular Parkstone location, this well-presented one-bedroom top-floor apartment offers a smart, low-maintenance lifestyle with excellent transport links and modern features, ideal for buyers looking for convenience, comfort, and value.

The property is accessed via a secure telephone entry system, leading into a private entrance hall with stairs up to the apartment, providing a welcome sense of privacy. Inside, the standout feature is the 18ft open-plan kitchen/living room, a bright, versatile space that works just as well for hosting friends as it does for relaxed nights in.

The kitchen comes fully equipped with integrated appliances, including a fridge/freezer, dishwasher, oven, four-ring gas hob and extractor fan, combining practicality with a clean, contemporary finish.

The apartment benefits from high-performance UPVC double-glazed windows and gas central heating throughout, ensuring comfort and efficiency all year round. The bedroom is generously proportioned and thoughtfully arranged to maximise space and functionality.

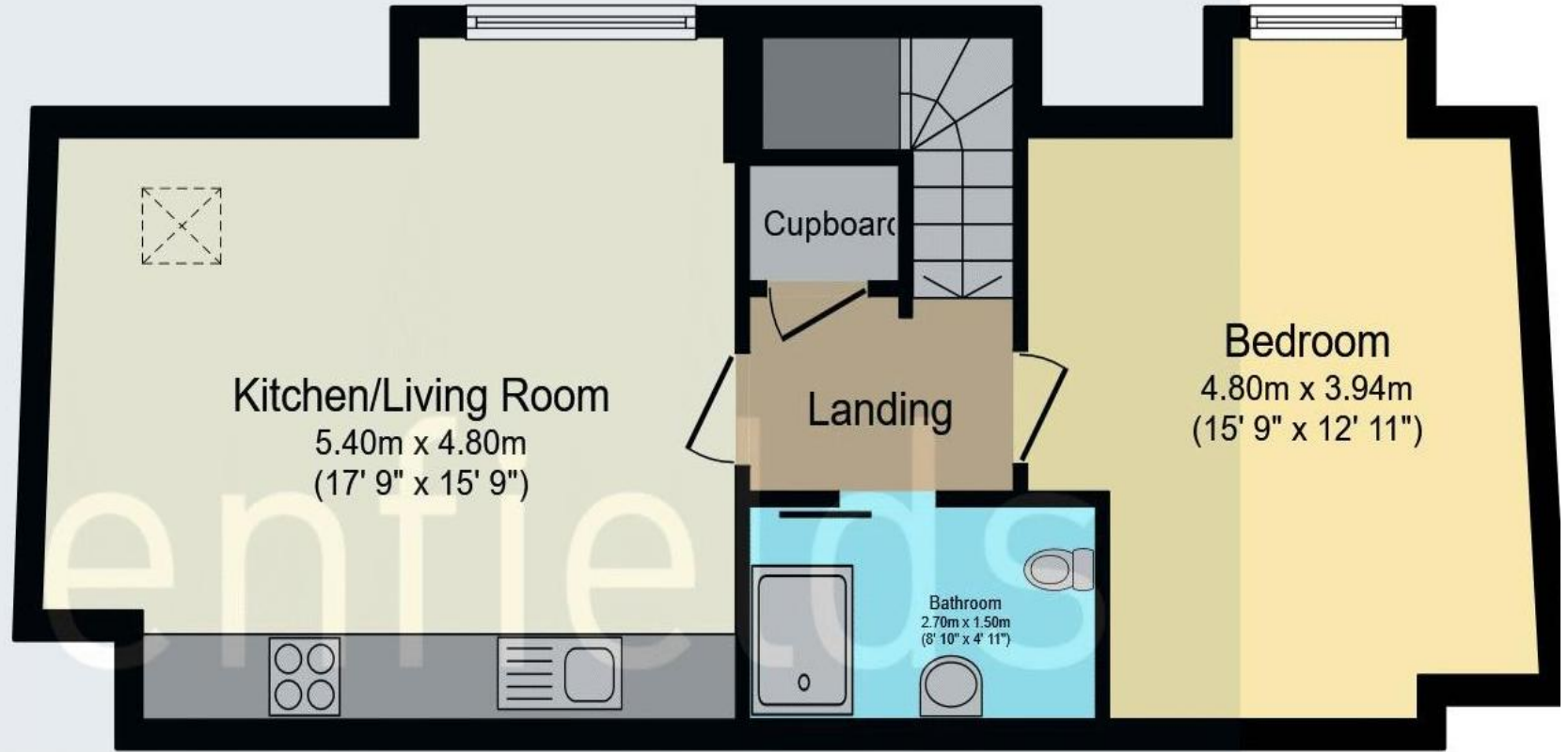
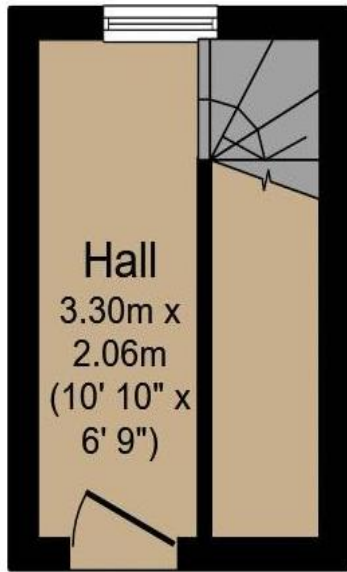
Further highlights include a long remaining lease of 120 years and service charge, ground rent and buildings insurance of £1,400 per annum, making this a sensible and affordable home*

Location is a real highlight: Branksome Train Station is within one mile (around a 4-minute drive or 20-minute walk), while excellent bus links are right on your doorstep. A one-minute walk to Ashley Road provides access to the M1 and M2 bus routes, offering direct connections to both Bournemouth and Poole town centres, brilliant for commuters and weekend explorers alike.

Attractions & Amenities:

- Ashley Cross Village—1.0 mile (5-minute drive or 20-minute walk)
 - Parkstone Golf Club—1.1 miles (6-minute drive)
- Poole Park—2.1 miles (9-minute drive or 20 minutes by bus)
 - Branksome Beach—2.4 miles (8-minute drive)
 - TeamSport Go Karting—2.4 miles (10-minute drive)
 - Tower Park—2.5 miles (10-minute drive)

Stylish, well-located, and easy to maintain, this apartment ticks all the right boxes for those ready to make their first move into home ownership or add a strong asset to their investment portfolio. Call Enfields Poole now to enquire on 0102 933 555.



Ground Floor
Floor area 6.8 sq.m.
(73 sq.ft.)

First Floor
Floor area 50.2 sq.m. (541 sq.ft.)

Total floor area: 57.0 sq.m. (614 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Entrance Hall, 10' 10" x 6' 9" (3.30m x 2.06m)

Kitchen/Living Room, 17' 9" x 15' 9" (5.41m x 4.80m)

Cupboard, 3' 10" x 2' 8" (1.17m x 0.81m)

Landing, 10' 6" x 6' 9" (3.20m x 2.06m)

Bathroom, 8' 10" x 4' 11" (2.69m x 1.50m)

Bedroom, 15' 9" x 12' 11" (4.80m x 3.93m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



The agents have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order, the buyer is advised to obtain verification from their Solicitor or Surveyor. Items shown in photographs are not necessarily included in the sale. The room measurements are given for guidance only and should not be relied upon when ordering such items as furniture, appliances and carpets. While we endeavour to make sales particulars accurate and reliable, they are only a general guide to the property and accordingly, if there is any point which is of particular importance to you, please contact the office and they will be pleased to check the position for you, especially if you are contemplating traveling some distance to view a property. Any mention of parking, allocated parking or off road has not been checked by the agent and the buyer is advised to seek verification from their legal representative. Confirmation of these draft property particulars is currently awaited from the vendor, therefore you are notified that the Agent holds no responsibility for any inaccuracies that may be contained within.