



Poole Park



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## The Maltings, Parkstone Road, Poole, Dorset

A 2 Bedroom Top Floor Partment With Balcony offering Poole Park Views

- Lounge/Diner
- Balcony With Views Over Poole Park
- Kitchen • 2 Bedrooms With Built In Wardrobes
- Bathroom • Storage Cupboards
- Garage • Visitors Parking

Ref: 726801

**£240,000 Leasehold**

Energy Efficiency Rating		Current	Potential
Very energy efficient - Best energy rating	A		
(92-105)	B		
(81-91)	C		
(69-80)	D		41
(55-68)	E	47	
(39-54)	F		
(21-38)	G		
(1-20)			

England & Wales

### The Property

The apartment can be accessed via both stairs and a lift, the front door opens into a spacious entrance hall with principle rooms leading off. The living room is a generous size with ample space for dining and benefits from sliding-door access to the balcony. The balcony has fantastic views over Poole Park and the lake making it ideal for lounging or al fresco dining. The kitchen has a westerly side aspect and is modern and comprises 'neff' oven with hob and plumbing for a washing machine, there is also space for a fridge freezer. The master bedroom is an excellent size with fitted wardrobes providing ample shelving and hanging space. The 2nd bedroom is currently arranged as an office but is still a double bedroom again providing built in wardrobes. The shower room is fully tiled with large shower cubicle, vanity unit with wash hand basin and toilet. Furthermore there is an airing cupboard which houses the water cylinder.

Further benefits to this lovely apartment include sunny south & west aspects, electric heating, modernised UPVC double glazing, pump-free mains-fed hot water system, garage, visitors parking and large beautifully maintained communal gardens. Viewings are highly recommended.

### Location

The block faces Poole Park with views over the boating lake, Poole Harbour and the Purbecks. An adjacent bus stop is on a circular route serving Poole Hospital, Poole Dolphin Shopping Centre, Railway station, High Street, Poole Quay and the Bus Station.

### Directions

From our office in Poole Town Centre head east along Parkstone Road, continue over the roundabout & The Maltings can be found on the left hand side. For the parking continue along Parkstone Road & turn left into Birds Hill Road, take the third left turning into Churchfield Road & the property is on the left hand side.





This Floor Plan is for guidance only and is NOT to SCALE  
Made with Metropix ©2015



### Property Measurements

**Lounge/Diner - 5.49m (18'0) x 3.28m (10'9) Kitchen - 2.51m (8'3) x 2.48m (8'2) Master Bedroom - 3.97m (13'0) At Max x 3.72m (12'2) Into Wardrobe  
Bedroom 2 - 3.27m (10'9) x 2.43m (8') To Wardrobe Bathroom - 2.85m (9'4) x 1.88m (6'2)**

Details prepared by James Silverton

**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.

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