

HEARNES

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**The Maltings, Poole
Dorset, BH15 2NE**



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Leasehold Price £250,000

A spacious 2 double bedroom third floor apartment which benefits from a south facing balcony looking over the tennis courts in Poole Park. The current owners have enjoyed this property as a family holiday home for the past 20 years due to the perfect location. The flat is well laid out with a generous hallway which has doors to all rooms. The apartment has a light and airy feel throughout and is set in a convenient location with Poole Town Centre being less than ½ a mile away.

- A spacious 2 double bedroom 3rd floor apartment – opposite Poole Park
- The kitchen offers a range of light maple units with a complimentary worktop and includes a ceramic hob, built in cooker and integrated fridge
- Both bedrooms include fitted wardrobes and there is a further storage cupboard in the entrance hall
- Carpets, curtains, fitted wardrobes and blinds included in the sale
- South facing balcony set off the lounge
- Heating via wall mounted electric heaters
- Double glazing
- Garage in block & parking permits

The Maltings is a development of 2 blocks with 10 flats in each with passenger lifts to all floors and security entryphone system. The property is ideally located to enjoy the amenities that Poole Park has to offer with the town centre just half a mile away. If you require transport, the circular bus route stops opposite the flat. The public swimming pool and Poole Hospital are within 500m. Poole Park, Baiter Park, Whitecliff and Poole Quay provide beautiful views and they are linked by a waterside footpath.

Term of Lease: 199 years from 1972

Maintenance Charges: Approximately £900 every 6 months

Ground Rent: Included in maintenance

COUNCIL TAX BAND: C EPC RATING: D



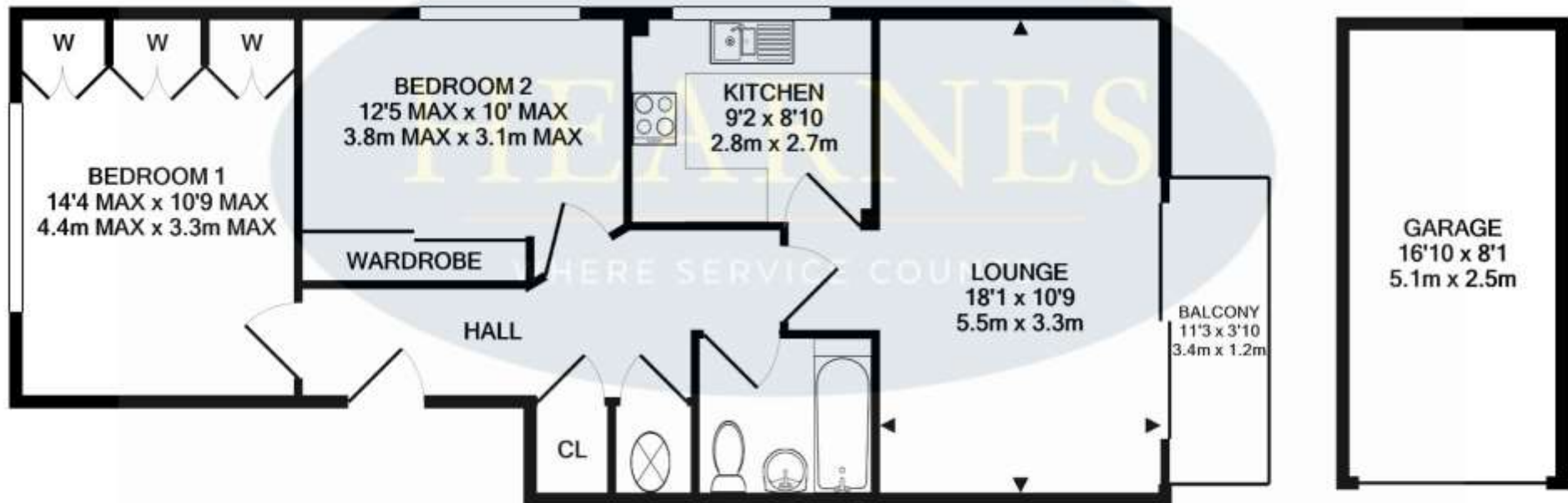
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



TOTAL APPROX. FLOOR AREA 876 SQ.FT. (81.4 SQ.M.)



Whilst every attempt have been made to ensure the accuracy of the floor plan 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 buyer. Produced by Swift Energies 07512 365 141
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3RD FLOOR
APPROX. FLOOR
AREA 738 SQ.FT.
(68.6 SQ.M.)

NOT LOCATED IN EXACT POSITION
APPROX. FLOOR
AREA 138 SQ.FT.
(12.8 SQ.M.)





Poole Park

Poole Park



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