



Churchfield Court | 39-41 Parkstone Road | Poole | BH15 2NY

Offers In The Region Of £220,000



**QSALES &
LETTINGS**

Churchfield Court | 39-41 Parkstone Road Poole | BH15 2NY

Churchfield Court occupies a particularly appealing position directly opposite Poole Park, with this ground-floor two-bedroom apartment enjoying views towards the park and boating lake, a private terrace and its own garage.

The spacious living/dining room opens onto the terrace, creating an easy connection between the apartment and outside. With the outlook towards the park beyond, it provides a pleasant setting for everyday living, morning coffee or relaxing outdoors, while the ground-floor position makes access straightforward.

The principal bedroom is a generous double, with the second double bedroom offering flexibility for guests, hobbies or home working. The separate kitchen provides useful storage and worktop space, while the bathroom has a shower over the bath.

The private garage provides secure parking and useful additional storage, adding practical value that is often difficult to find with apartments in this location. The combination of garage, ground-floor living and private outdoor space gives the apartment a particularly practical edge.

Beyond the apartment itself, the location is a major part of its appeal. Poole Park's boating lake, tennis courts and open green space are directly opposite, while Poole Hospital, the mainline railway station, town centre, Dolphin Centre and Poole Quay are all within comfortable walking distance.

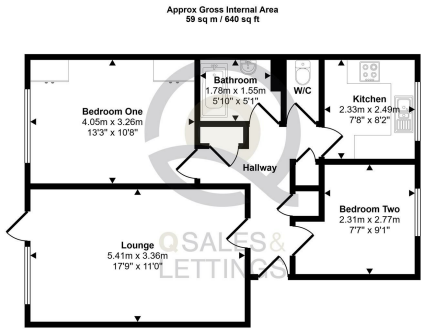
Offered with vacant possession and no forward chain, the property has a 199-year lease from 2004.

What We Like

The balance. The setting provides the lifestyle appeal, while the ground-floor position, private terrace, garage and two double bedrooms provide the practical side. Together, they make this more than simply an apartment in a good location.

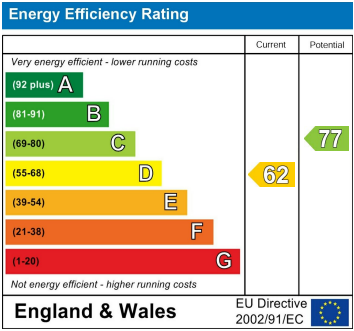
Things to Know

Leasehold | 199-year lease from 2004 | Service charge approx. £2,900 p.a. | EPC D | Council Tax Band C | Ground-floor apartment | Two double bedrooms | Views towards Poole Park | Private terrace | Private garage | Vacant possession | No forward chain



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



- Directly opposite Poole Park, giving the apartment an enviable position close to open green space and the boating lake
- Views towards the park and boating lake, adding an attractive outlook to the main living space
- Spacious living/dining room with a comfortable layout for everyday living and entertaining
- Private garage providing secure parking and useful additional storage
- Poole Hospital, railway station, town centre, Dolphin Centre and Poole Quay within comfortable walking distance
- Ground-floor accommodation offering straightforward access and an easy connection with the private terrace
- Private terrace providing valuable outdoor space and a natural extension to the living/dining room
- Two genuine double bedrooms offering flexibility for guests, hobbies or working from home
- Lakeside walks, tennis courts and open green space directly opposite
- Vacant possession and no forward chain, offering a straightforward opportunity for the next owner