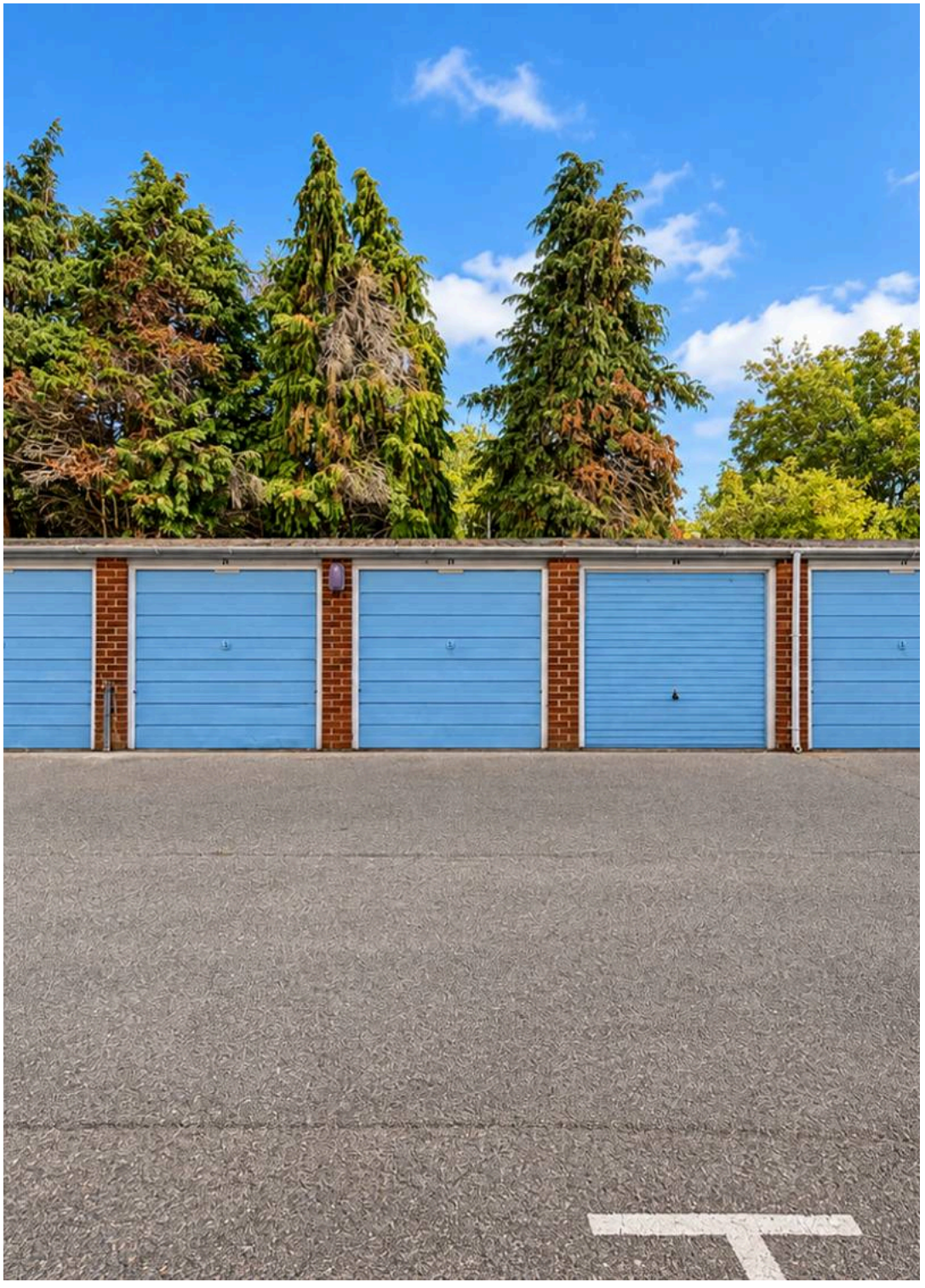


Flat 37, Churchfield Court, 39-41 Parkstone Road

Offers in Region of **£189,950**



Flat 37

Churchfield Court, Poole

A two-bedroom ground-floor apartment directly opposite Poole Park, enjoying views towards the boating lake, a private terrace and its own garage. Offered with vacant possession and no forward chain.
Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

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







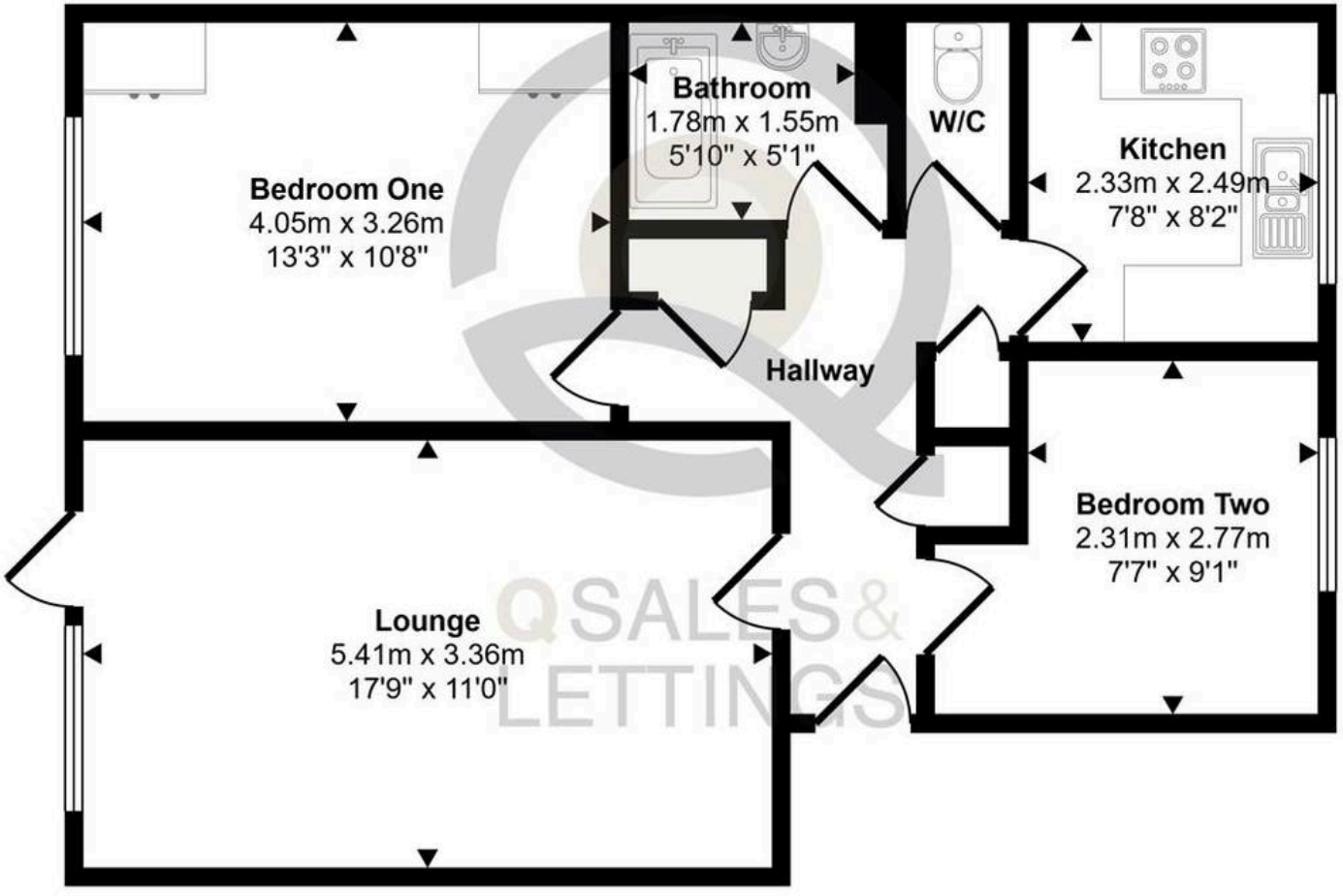
GARDEN

BALCONY

GARAGE

Single Garage

Approx Gross Internal Area
59 sq m / 640 sq ft



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.