



HEARNES

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

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Leasehold Price £275,000

An extensively refurbished 2 double bedroom third floor apartment which benefits from a south facing balcony with views overlooking Poole Park. The property has been refurbished throughout to include a new fully fitted kitchen with Bosch appliances, luxury bathroom, new carpets and decorated throughout. The apartment is conveniently located, with Poole Town Centre being less than ½ a mile away, and Poole Park is just opposite the entrance just across the road from the development. This property would make a perfect holiday home due to its location and delightful internal presentation.

- A beautifully presented 2 double bedroom third floor apartment with balcony affording park views
- New 'Storia Zola' fully fitted kitchen in white high gloss units and gloss black quartz effect work tops all with under-cupboard LED lighting.
- Bosch built in appliances to include washer/drier, fridge/freezer, ceramic hob, extraction hood and double oven
- Luxury newly fitted, 3-piece bathroom suite with thermostatic shower and LED illuminated mirror
- Newly fitted UPVC triple glazed windows with extra acoustic glass fitted to patio doors (FENSA guarantee)
- New LED light fittings throughout, new electric fuse box/consumer unit, additional sockets, and replacement switches
- Smooth plastered ceilings and redecorated throughout with new internal doors and door furniture
- Rointe Kyros low energy electric radiators and towel rail with remote control
- Fitted new carpets/flooring, vertical blinds, kitchen roller blind included in the sale
- Garage within block and 3 parking permits
- Passenger lift servicing all floors

The Maltings is a development of 2 blocks with 10 flats in each, passenger lifts to all floors and a security entryphone system. The property is ideally located to enjoy all the amenities that Poole Park has to offer with Poole Town Centre just half a mile away. If you require public transport, there is a bus stop opposite the development and amenities such as Poole Hospital (half a mile) Baiter Park (1 mile) and Poole Quay (1.2 miles)

Lease: 199 years from 1972

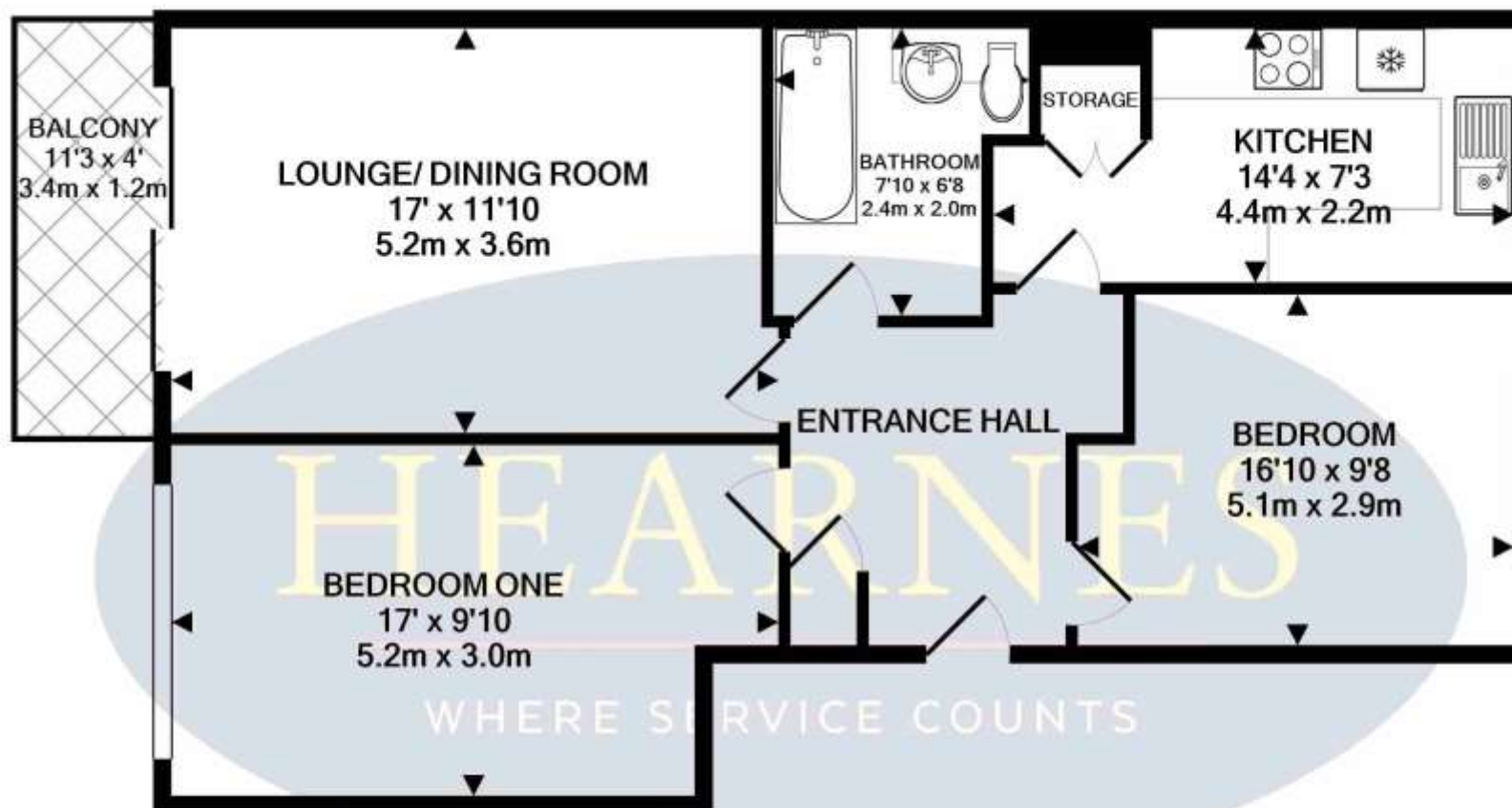
Maintenance Charges: Approximately £900 every 6 months

Ground Rent: £35 per annum

EPC RATE: C COUNCIL TAX BAND: C



AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's 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 677 SQ.FT. (62.9 SQ.M.)

Whilst every attempt has 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 purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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