



HEARNES

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**Sunningdale, 55 Parkstone Road
Poole, Dorset, BH15 2NX**

Sunningdale, 55 Parkstone Road, Poole, Dorset, BH15 2NX

Share of Freehold Price £265,000

A delightful, first floor 2 double bedroom apartment that has been tastefully refurbished throughout and offered with no forward chain. In immaculate condition, the property has a fully fitted kitchen with appliances, recently refitted shower room, separate cloakroom, and balcony with views across to Poole Park. Benefits include double glazing, gas central heating, garage, and ample visitors parking to the front.

- Delightful 2 double bedroom first floor apartment (ground floor from the rear and first floor from the front)
- Set in the lovely Sunningdale development opposite Poole Park
- The current owners have been there 10 years and have refurbished the apartment to a high standard
- Refitted kitchen with cream units and integrated oven, induction hob and extractor fan. White goods include a fridge, freezer, washing machine and tumble dryer. There is also a small lift up breakfast bar
- Fully tiled shower room with double shower, wash hand basin and toilet
- Separate cloakroom
- South facing balcony with views over Poole Park
- The main bedroom has fitted wardrobes and the second bedroom has a fitted office desk with cupboards over
- Carpets, curtains, blinds, and light fittings all included
- Furniture available under separate negotiation
- No forward chain
- Double glazing and gas central heating
- Garage in block, with ample parking to the front
- Ideal holiday home

Sunningdale is a development of 14 flats set over 4 floors each with a passenger lift servicing all floors and a security entry phone system. The property is ideally located to enjoy the amenities of Poole Park with Whitecliff Park and Baiter Park, beyond. The Town Centre of Poole is within a mile.

Term of Lease: 999 years from 1969

Maintenance Charges: Approximately £1,800 Per Annum

Ground Rent: N/A

COUNCIL TAX BAND: C

EPC RATING: C

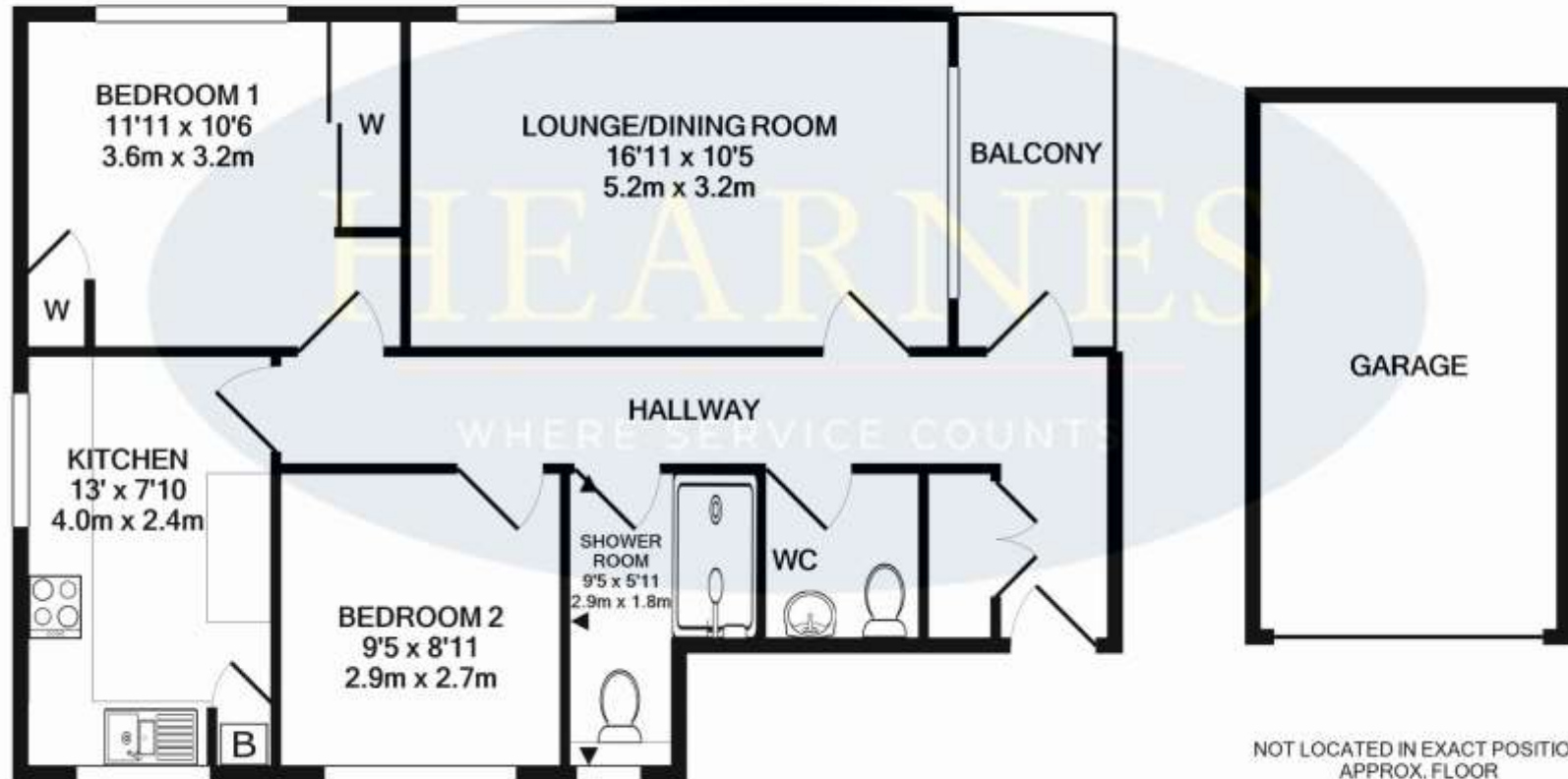
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



TOTAL APPROX. FLOOR AREA 897 SQ.FT. (83.4 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 buyer. Produced by Swift Energies 07512 365 141
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NOT LOCATED IN EXACT POSITION
APPROX. FLOOR
AREA 161 SQ.FT.
(14.9 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 737 SQ.FT.
(68.4 SQ.M.)

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OFFICES ALSO AT: BOURNEMOUTH, FERNDOWN, RINGWOOD & WIMBORNE

