



**The Maltings, 43 Parkstone Road
Poole, Dorset, BH15 2NE**

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Leasehold Price £230,000

A spacious 2 double bedroom ground floor apartment with a south facing patio leading out to the lovely communal gardens affording views across to Poole Park. The current owner has enjoyed the ever-changing view towards the tennis courts and the park. The property has had the kitchen and shower room replaced; however, it would benefit from some modernisation and personalisation. It has double glazing and electric night storage heaters, along with a garage in the block to the rear of the property.

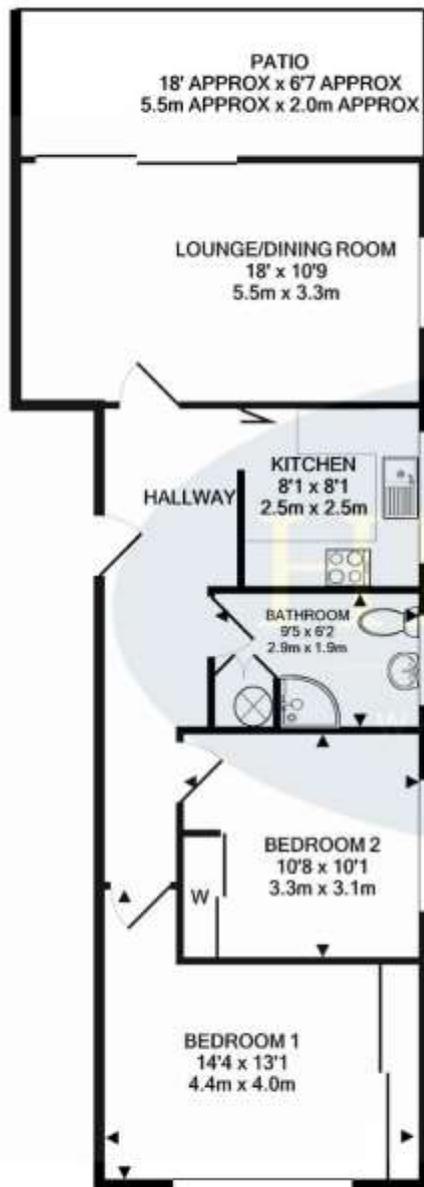
- 2 double bedroom ground floor apartment
- South facing patio that leads onto the communal gardens
- Views towards Poole Park and the tennis courts
- Kitchen with fitted hob, and the seller is leaving the white goods (fridge/freezer and washing machine)
- Modern shower room with fitted vanity unit and w.c
- Both bedrooms have fitted wardrobes
- Set on the south-west corner of the development
- Entryphone system
- Double glazing and electric storage heaters
- Garage in block and parking permits to the rear of the property
- Set in a stunning location opposite Poole Park and central to Poole Town Centre amenities

The Maltings is a development of 2 blocks with 10 flats in each. Flat 12 is in the right hand block when approaching the entrance from the rear; this can be found along Churchfield Road. The property is ideally located opposite Poole Park with direct access opposite. The Town Centre is half a mile away offering a variety of shops, restaurants and bars. Parkstone Road is on a bus route, with a stop just outside.

Term of Lease: 199 years from 1972
Maintenance Charges: Approximately £1,800 Per Annum
Ground Rent: N/A
EPC RATING: E COUNCIL TAX: C

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 928 SQ.FT. (86.2 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 366 141
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NOT LOCATED IN EXACT POSITION
APPROX. FLOOR
AREA 130 SQ.FT.
(12.1 SQ.M.)

GROUND FLOOR
APPROX. FLOOR
AREA 798 SQ.FT.
(74.1 SQ.M.)

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