



**HEARNES**

WHERE SERVICE COUNTS

**Trinidad Crescent, Parkstone  
Poole, Dorset, BH12 3NN**



# Trinidad Crescent, Parkstone, Poole, Dorset, BH12 3NN

## Leasehold Price £200,000

A particularly spacious 2 double bedroom ground floor flat with an 80' x 30' rear garden and 2 off road parking spaces offering excellent value for money. The property is conveniently located within ½ a mile of the shops on Ringwood Road and ½ a mile from Bournemouth Nature reserve. The property also benefits from double glazing and gas central heating via radiators as well as a brick built workshop/store in the garden.

- Spacious 2 double bedroom ground floor flat
- Superb 80' x 30' (approx.) rear garden
- Brick built workshop in the garden
- Private entrance
- 2 off road parking spaces at the front of the property
- Modern fitted kitchen with electric hob, gas oven, extractor, dishwasher and washer/drier.
- Bedroom one has a lovely view over the garden and fitted with a double wardrobe
- Double glazed windows and gas fired central heating via radiators
- Good size storage cupboard and airing cupboard
- Low maintenance charges

Trinidad Crescent is situated within a mile of Knighton Health Golf Club and 5 miles from Poole Town Centre and Poole Quay. It is also within ½ mile of the beautiful Bourne Valley Nature Reserve which is ideal for family recreation such as dog walks, fishing, children's play area and a skate park.

Term of lease: 125 years from 2010

Maintenance Charges: £30 per quarter (including buildings insurance and ground rent)

COUNCIL TAX BAND: B

EPC RATE: 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.





GROUND FLOOR  
APPROX. FLOOR  
AREA 617 SQ.FT.  
(57.3 SQ.M.)

**TOTAL APPROX. FLOOR AREA 665 SQ.FT. (61.8 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

Made with Metropix ©2020

18-20 Parkstone Road, Poole, Dorset, BH15 2PG Tel: 01202 377377 Email: poole@hearnes.com www.hearnes.com

OFFICES ALSO AT: BOURNEMOUTH, FERNDOWN, RINGWOOD & WIMBORNE



