

**Apartment 20 Churchfield Court,  
Parkstone Road, Poole, BH15 2NY**

**£229,950  
Leasehold**



**\* NO FORWARD CHAIN & GARAGE \*** Situated within a fantastic position close to the town centre and opposite Poole Park lies this third floor purpose built apartment set within a popular development with views over the boating lake, Poole Harbour and the Purbeck Hills beyond. The well proportioned living accommodation comprises of an entrance hallway, lounge/dining room leading to a good size south facing balcony with both providing views, kitchen, two bedrooms (views from bedroom one) stylish modern fitted bathroom and separate cloakroom. There is electric heating, double glazing, stairs and lift to all floors, a garage plus residents'/visitors' parking spaces available (permits apply) and the property is offered with no forward chain.

**GLAZED COMMUNAL DOOR** With wall mounted security entry phone system, leads through to:

**COMMUNAL HALLWAY** Stairs and lift provide access up to the:

**PERSONAL FRONT ENTRANCE DOOR** With spyhole and into:

**ENTRANCE HALLWAY** Coved and smooth set ceiling, light point, smoke detector, electric heater, storage cupboard with shelving and hanging space, locker storage above, additional cupboard around the corner housing the electrics, airing cupboard housing the hot and cold water tanks, slatted shelving for linen storage, doors lead off to:

**LOUNGE/DINING ROOM** 18' x 11' (5.49m x 3.35m) A light and bright room enjoying a sunny southerly aspect with coved and textured ceiling, light point, two wall lights, focal point electric fire with marble effect hearth, inlay and mantel surround, UPVC double glazed window providing views of Poole Park, the boating lake, Poole Harbour and the Purbeck hills beyond, two electric heaters, TV and telephone points, space for table and chairs, UPVC double glazed door leads out onto:

**BALCONY** A good size balcony with space for table and chairs, tiled floor, glazed balustrading, views over Poole Park, the boating lake, Poole Harbour and the Purbeck hills beyond.

**KITCHEN** 8' 8" x 8' (2.64m x 2.44m) Comprising a range of matching wall and base units to include drawers, wood effect roll edge worksurfaces incorporating stainless steel drainer sink with mixer tap, space for free standing appliances to include cooker with extractor canopy above, washing machine and upright fridge/freezer, tiled walls, UPVC double glazed window to the rear aspect, textured ceiling, strip light.

**BEDROOM 1** 13' 5" x 11' (4.09m x 3.35m) Textured ceiling, light point, UPVC double glazed window providing views of Poole Park, the boating lake, Poole Harbour and the Purbeck hills beyond, fitted bedroom furniture comprising of wardrobes along one wall and either side of the bed head area with shelving and hanging space, locker storage to the centre, dressing table area with drawers, TV point, electric heater.

**BEDROOM 2** 10' 3" x 9' 3" (3.12m x 2.82m) Textured ceiling, light point, UPVC double glazed window to the rear aspect, radiator, 2 telephone points, built in single wardrobe, shelving.

**BATHROOM** 7' into recess x 5' 4" (2.13m x 1.63m) Comprising of a white two piece suite to include panel enclosed bath with mixer taps, bi-folding glass shower screen, chrome trim, electric shower, vanity unit with wash hand basin, mixer tap, glass mirror above with downlighters, shaver point and storage cupboard above and below there's additional white gloss fronted storage cupboards and drawers, heated towel rail, tiled walls, extractor, smooth set ceiling, downlighters.

**CLOAKROOM** Comprising low flush WC, glass fronted storage cabinet above, part tiled walls, textured ceiling, light point, extractor.



**OUTSIDE** The development is set within extremely well maintained communal grounds. We have been informed that the property is conveyed with a GARAGE with up and over door and two parking permits for the residents/visitors parking spaces, which we understand are on a first come first served basis.

**LEASE INFORMATION** 199 years from 2004. Sub Letting is permitted. Holiday lets/Airbnb and pets are not permitted.

**MAINTENANCE** £1,500 approx. pa. To include Water Rates and Building Insurance.

**GROUND RENT** N/A.

**AGENTS NOTE:** We have been informed that the balconies are being renovated and that there is external decoration and scaffolding going ahead this Summer. The cost for this is through the maintenance fund/managing agents.

We would always recommend that the information contained in these details is verified by your legal representative prior to purchase.

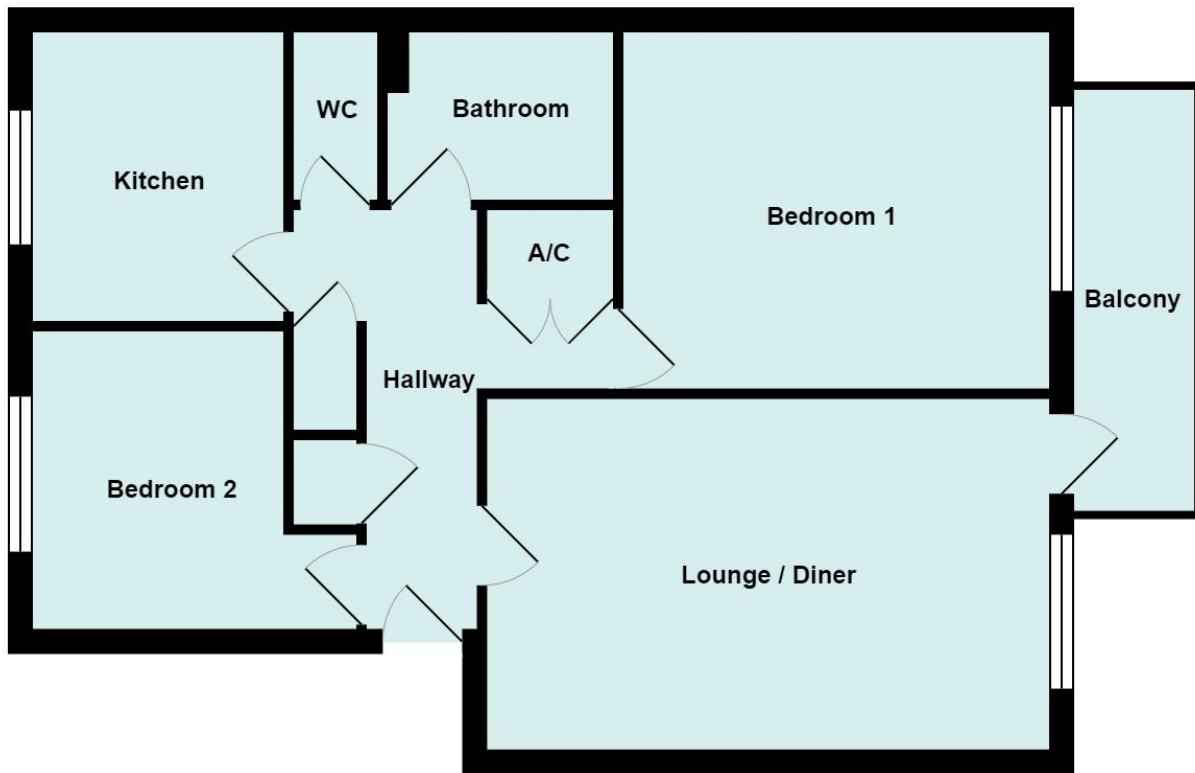
**COUNCIL TAX BAND 'C'** This information has been supplied by Bournemouth, Christchurch and Poole Council, and we would suggest you verify this information prior to purchase.

**Consumer Protection from Unfair Trading Regulations 2008.** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Ref: 14540



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	83
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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