



**£250,000**

**Beaconsfield Road, Poole, Dorset, BH12 2NH**







## Key Features & Description

WELL-PRESENTED GROUND FLOOR GARDEN FLAT

OWN PRIVATE ENTRANCE

ALLOCATED OFF ROAD PARKING

PRIVATE ENCLOSED GARDEN

TWO LIGHT AND AIRY DOUBLE BEDROOMS

FANTASTIC MODERN KITCHEN WITH INTEGRATED APPLIANCES

LONG LEASE (156 YEARS REMAINING)

LOCATED IN A POPULAR RESIDENTIAL LOCATION IN BH12 WITHIN EASY WALKING DISTANCE TO A VARIETY OF LOCAL SHOPS AND AMENITIES ON ASHLEY ROAD, PARKSTONE

Corbin & Co are delighted to offer for sale this well-presented ground floor garden flat which offers two double bedrooms, own private entrance, enclosed garden and allocated parking, situated on a quiet residential road in the popular area of Parkstone, Poole, BH12 within easy walking distance to Ashley Road with its variety of local shops, amenities, & buses. Benefiting from a long lease and low running costs. Approaching the property from the road you are greeted by a driveway which provides allocated off road parking. A timber gate in turn gives access into the private garden and entrance. The welcoming entrance hall has doors leading to all rooms and a utility cupboard housing gas boiler and space and plumbing for washing machine. The lounge/diner is a lovely bright room drenched in natural light from the uPVC double glazed window and lovely high ceilings. There is a feature fireplace, modern fitted kitchen with a range of white handleless wall and base units with butcher block style work surfaces over, tiled splash back, and inset stainless steel single bowl sink unit with mixer taps over. There is a range of integrated appliances including Neff slide and hide cooker, four ring gas hob, fridge / freezer, and slimline dishwasher. The main bedroom is a nice sized room enjoying a dual aspect with uPVC double glazed windows to the front and rear aspect, and a second bedroom overlooks the rear garden via a uPVC double glazed window, and is also of a double size. These are serviced by a family bathroom comprises a white suite with WC, pedestal wash hand basin and bath with shower over. Outside the delightful garden is fully enclosed with timber fencing and is mainly laid to lawn with flowerbed borders, a paved path leads down the garden to a timber storage shed. A patio area abuts the rear of the property providing the perfect space to sit and enjoy the garden, or for al-fresco dining and entertaining. We have been advised the following; LEASE - 189 years from 1990 (Approx 156 years remaining) Ground Rent - Approx. £100 per annum Service Charge - 'As & When' maintenance Council Tax - Band A To book an appointment to view please call us on 01202 519761.

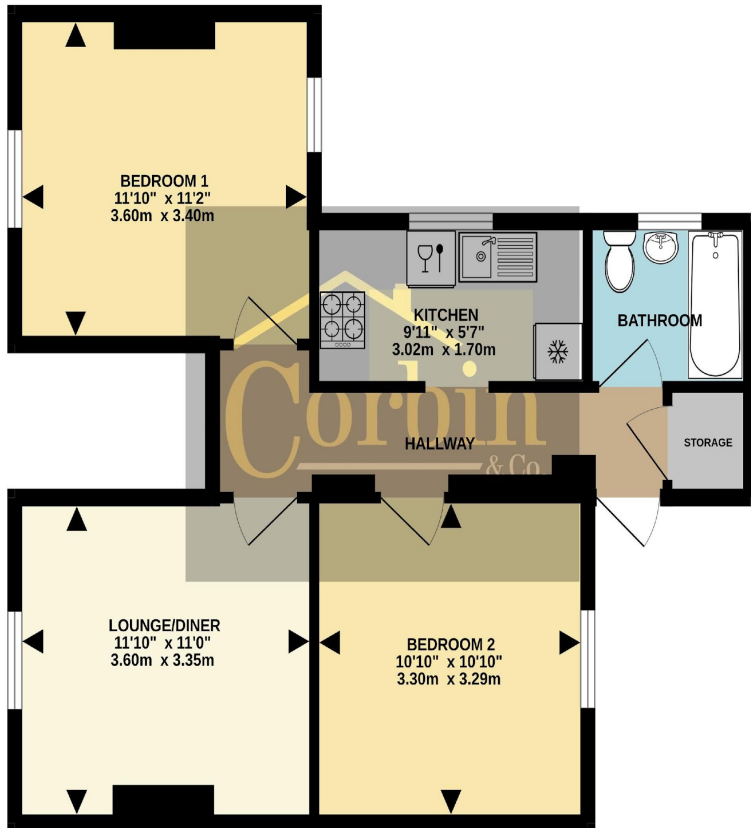








GROUND FLOOR  
547 sq.ft. (50.9 sq.m.) approx.



TOTAL FLOOR AREA: 547 sq.ft. (50.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 is to their operability or efficiency can be given.  
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## Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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## DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.