

**48 Churchfield Court,  
Parkstone Road, Poole, BH15 2NY**

**£239,950  
Leasehold**

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**A two bedroom top floor apartment situated opposite Poole Park with outstanding views over the boating lake, Poole Harbour, Brownsea Island and the Purbeck Hills beyond. The apartment offers bright and spacious accommodation comprising entrance hall, south facing 18' lounge/dining room with far reaching views and access onto the balcony, fitted kitchen, two double bedrooms both with fitted wardrobes, a modern shower room and separate WC. Other features include electric heating, double glazing, a long lease and a garage in a block with visitors parking. Offered for sale with vacant possession.**

**ACCESS VIA A SECURE COMMUNAL FRONT DOOR** Which opens into:

**ENTRANCE LOBBY** Lift and stairs to all floors. Flat 48 can be found on the fourth floor.

**FRONT DOOR** Opens into:

**ENTRANCE HALL** Wall mounted storage heater, entry phone, built in full height cupboard housing electrical consumer unit and meters, further full height built in storage cupboard, built in airing cupboard housing the hot water cylinder with slatted wooden linen shelving and cupboard above housing the cold water tank.

**LOUNGE/DINER** 11' 8" x 10' 11" (3.56m x 3.33m) A bright and spacious south facing room which enjoys uninterrupted and far reaching views towards Poole Park, Poole Harbour, Brownsea Island and the Purbeck Hills beyond. A UPVC double glazed window and matching glazed door opens out onto the balcony. Ornamental fire surround, two wall mounted electric heaters, ample space for dining table.

**BALCONY** A south facing balcony with glass balustrade and tiled floor with ample space for table and chairs.

**KITCHEN** 8' 7" x 7' 10" (2.62m x 2.39m) Fitted with a range of units comprising base and wall mounted drawers and cupboards with complementary roll top work surface areas having ceramic tiled splashbacks, single drainer stainless steel sink unit with mixer tap, stainless steel electric oven with four ring ceramic hob and extractor hood above, space and plumbing for automatic washing machine, UPVC double glazed rear aspect window.

**BEDROOM 1** 11' 6" x 11' 3" (3.51m x 3.43m) A bright south facing room with far reaching views, UPVC double glazed front aspect window, wall mounted electric heater, range of fitted bedroom furniture which includes a built in mirror fronted double wardrobe, dressing table, fitted drawers and matching bedside units.

**BEDROOM 2** 7' 11" x 7' 10" (2.41m x 2.39m) UPVC double glazed rear aspect window, range of built in wardrobes, wall mounted electric heater.

**SHOWER ROOM** Fitted with a fully tiled corner shower with Mira electric shower, vanity unit with inset wash hand basin and built in drawers and cupboards, low flush WC, stainless steel towel rail, fully ceramic tiled walls, obscure glazed UPVC side aspect window, wall mounted electric heater.

**SEPARATE WC** Comprising low flush WC, part ceramic tiled walls, obscure glazed UPVC side aspect window.



**OUTSIDE** Churchfield Court is set within extensive and beautifully maintained communal gardens with manicured lawns interspersed with large well stocked shrub borders. There is a single garage in a block with visitor permit parking.

**LEASE INFORMATION** We understand that there are 179 years remaining on the Lease. Sub-letting is permitted, however, pets are not.

**SERVICE CHARGE** £2,876.96 per annum to include a reserve fund contribution anticipated for the next two years.

**GROUND RENT** N/A

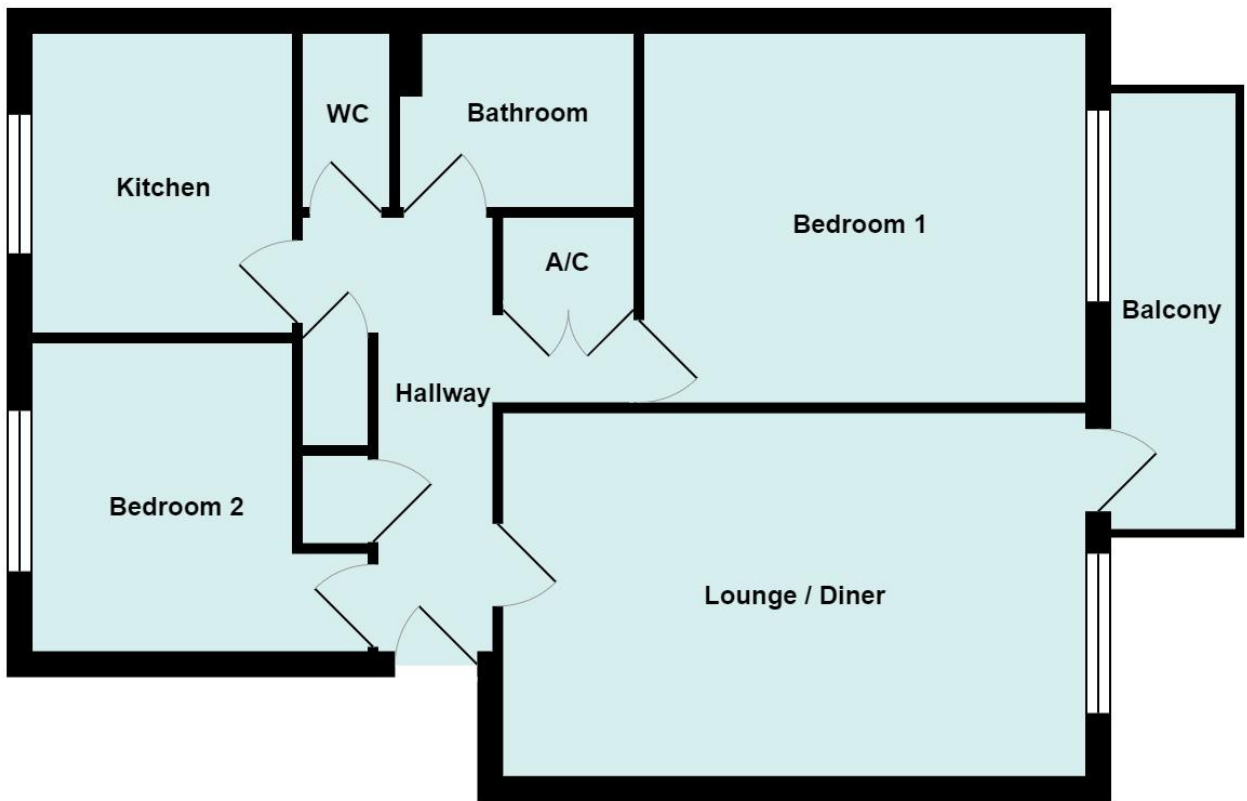
**COUNCIL TAX BAND 'D'** This information has been supplied by Bournemouth, Christchurch and Poole Council, and we would suggest you verify this information prior to purchase.

**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: 15354**



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>		74
(55-68) <b>D</b>	64	
(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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