



**Douglas Gardens, Parkstone  
Poole, Dorset BH12 2AG**



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## LEASEHOLD PRICE £180,000

A superb two double bedroom first floor modern apartment in this attractive development which is set in communal gardens with a block paved communal parking area. The property is conveniently located within 300 yards of local shops and amenities on Ashley Road.

Douglas Gardens is arranged as two separate blocks of 9 apartments in each building and accessed via an entry phone system. This immaculate first floor apartment offers a light and spacious dual aspect lounge/dinner and a separate kitchen. The current owners have lived here since 2006 and chose the property because of its size as and spacious feel. They have kept the apartment up-to-date throughout their occupation and recently refitted the bathroom to include a modern white suite and fully tiled walls.

The apartment block is set at the end of a quiet cul-de-sac and there is a 'cut through' to the shops in Ashley Road where you will find plenty of cafes, shops and restaurants. The internal hallways are well presented and the flat further benefits from double glazing, gas central heating and communal parking.

The property is conveniently located for the local shops on and restaurants on Ashley Road including John Lewis and Waitrose. Bournemouth Town Centre is approximately 2.5 miles away. Poole Town Centre is just over 3 miles away. Branksome Recreation Ground is within ½ a mile, offering substantial open space with various playing fields.

**COUNCIL TAX BAND: B**                      **EPC RATING: C**  
**Leasehold: Approximately 88 years remaining**  
**Maintenance Charges: Approx £72 pcm**

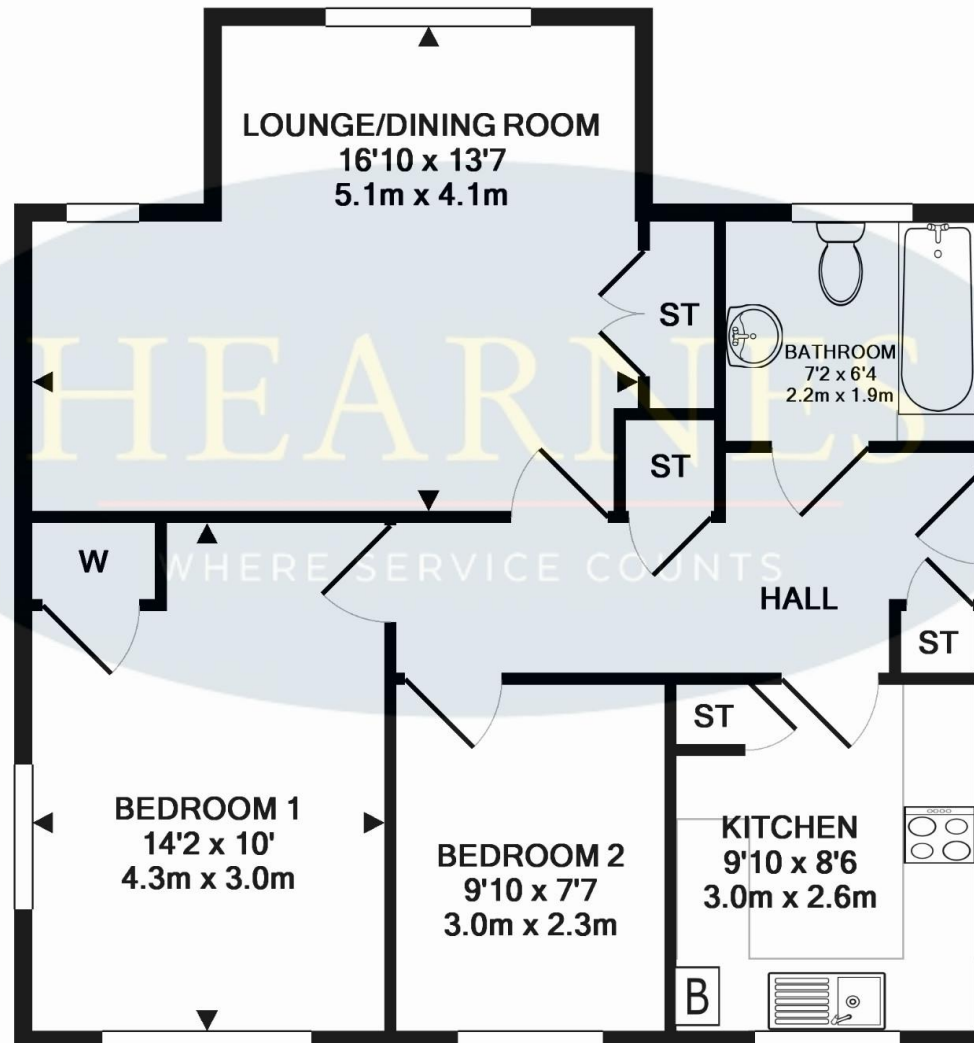
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



TOTAL APPROX. FLOOR AREA 649 SQ.FT. (60.3 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

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