



HEARNES

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**Woodside Road, Penn Hill
Poole, Dorset, BH14 9JH**

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Freehold Price £263,000

A delightful character ground floor garden flat built in approximately 1910 with high ceilings and spacious rooms. The property offers 2 double bedrooms, 2 reception rooms, a well-equipped kitchen and separate dining room with double doors into the garden. Occupying the entire ground floor, it is just one of two in the building and includes the freehold. The property is located within ½ a mile of the bars and restaurants in Penn Hill and a similar distance to Ashley Cross and Parkstone Train Station.

- 2 double bedroom ground floor flat converted in a beautiful character 1910 detached house with just one other apartment.
- Well equipped, dual aspect kitchen including a Range cooker, fridge and freezer, integrated dishwasher and integrated washing machine
- Private courtyard garden to one side, parking space at rear and southerly front garden behind a brick wall front boundary
- Modern bathroom with white suite
- Parquet flooring in entrance hall and main bedroom
- Gas central heating & double glazing
- This apartment includes the freehold of the building

Woodside Road is less than half a mile from Penn Hill with its café culture offering a range of bars, restaurants, shops, and a patisserie. Branksome Park is just over a mile away and provides a lovely walk through the Chine to Branksome Beach. Along the way, you will find Branksome Park Tennis Club which offers coaching for all ages. In terms of schooling, the property currently falls into the Baden Powell and Courthill School catchment areas.

Tenure: Freehold subject to and benefiting from a 99 year lease on flat 2
The lease on flat 1 is approximately 50 years but can be extended at nominal cost.

Maintenance Charges: As and when necessary shared between the two
Ground Rent: Peppercorn

COUNCIL TAX BAND: C EPC RATING: D

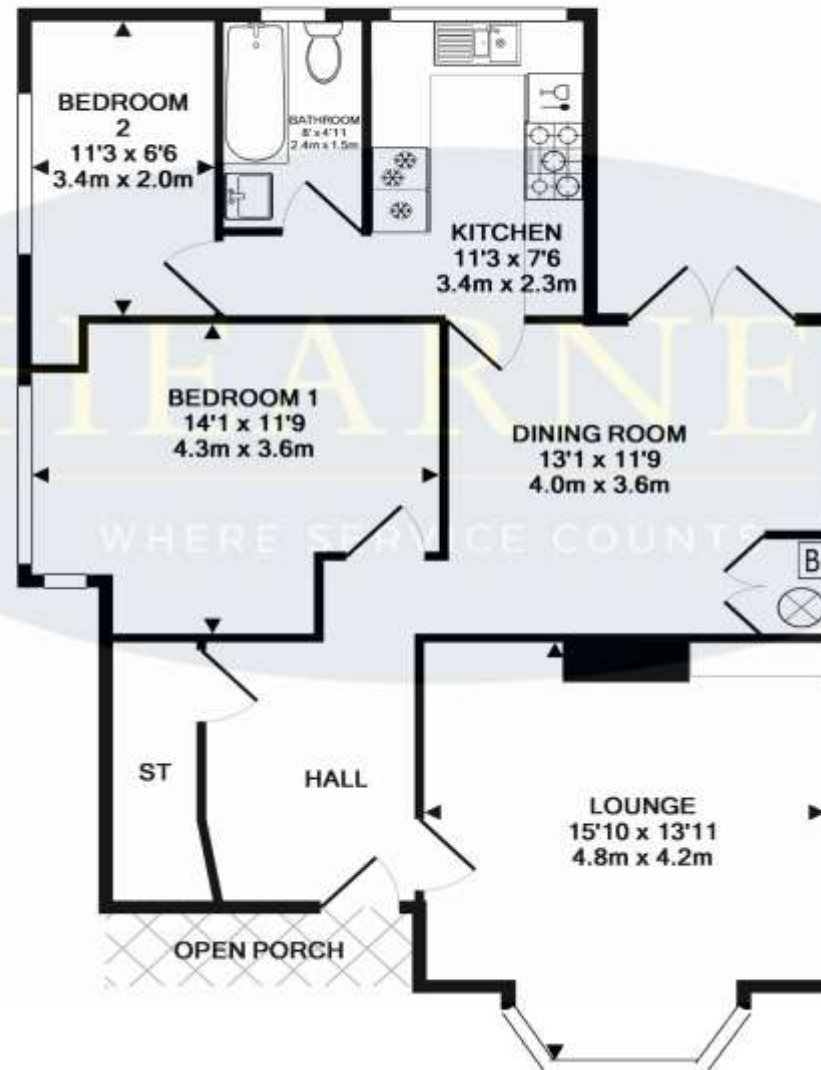
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



TOTAL APPROX. FLOOR AREA 823 SQ.FT. (76.5 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 buyer. Produced by Swift Energies 07512 365 141
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OFFICES ALSO AT: BOURNEMOUTH, FERNDOWN, RINGWOOD & WIMBORNE

