



HEARNES

WHERE SERVICE COUNTS

**Trinidad Crescent, Parkstone,
Poole, Dorset BH12 3NW**

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Leasehold Price £165,000

Excellent value for this spacious 2 bedroom first floor flat, perfect for personalisation and offered with immediate vacant possession a private entrance, private garden and off road parking for one car. This property is conveniently located within ½ a mile of the shops on Ringwood Road and ½ a mile from Bourne Valley Nature reserve.

- Spacious 2 double bedroom first floor flat
- Private rear garden
- Brick built workshop and shed in garden
- Offered with immediate vacant possession
- Perfect for personalisation
- Light & airy feel with high ceilings and generous room sizes
- Fitted kitchen/breakfast room with a built-in larder, breakfast bar and space for a washing machine, fridge/freezer and cooker
- Modern shower room
- Built in wardrobes in both bedrooms
- Private entrance with entrance hall and stairs to first floor
- Off road parking at the front of the property

Trinidad Crescent is situated within a mile of Knighton Heath Golf Club and five miles from Poole Town Centre & Poole Quay, with bars, cafes, restaurants and a wide range of shops. More local shops are available on Ashley Road, including a large Waitrose store. Trinidad Crescent is within 1/2 a mile of the beautiful Bourne Valley Nature Reserve which is ideal for family recreation such as dog walks, fishing, children's play area and a skate park.

Term of Lease: 125 years from 1990

Maintenance Charges: £30 per quarter

Ground Rent: TBC

COUNCIL TAX BAND: B

EPC RATING: C

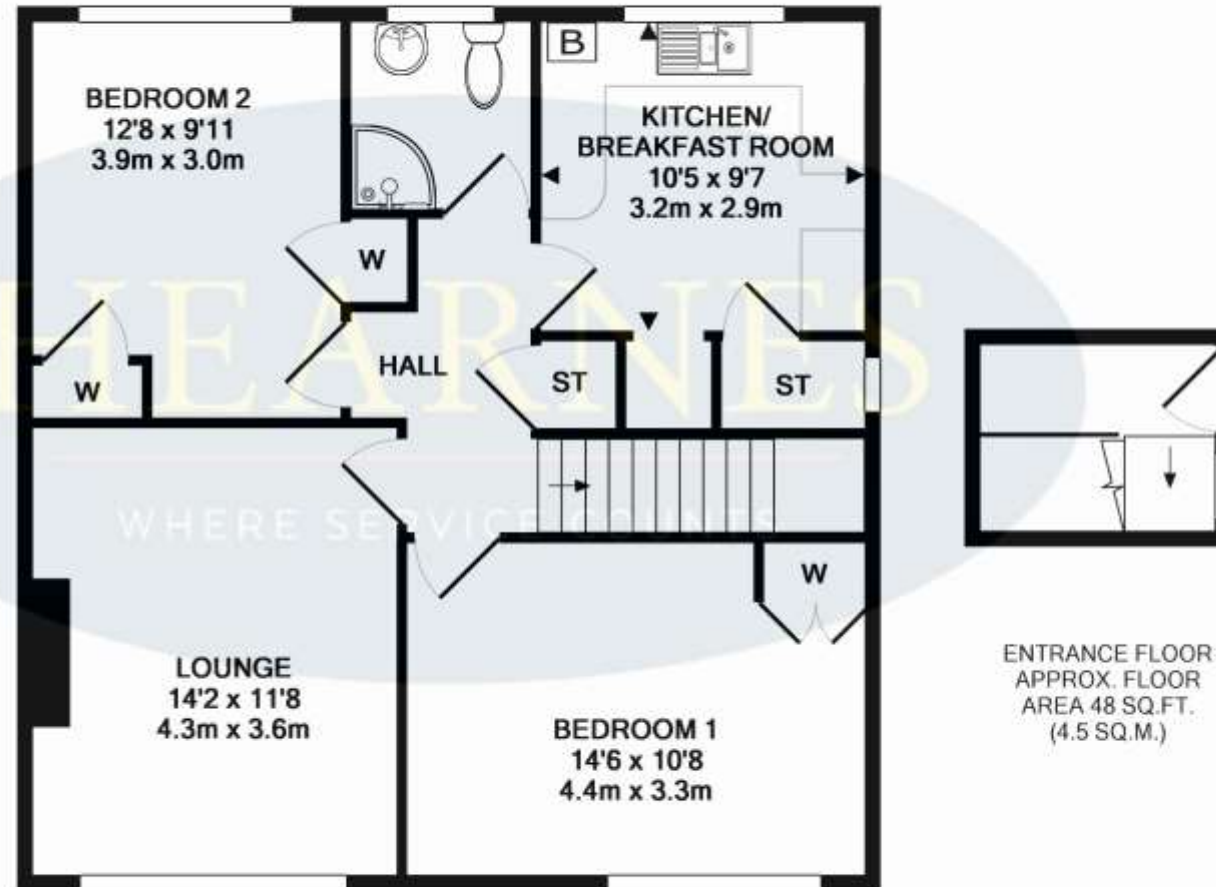
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



TOTAL APPROX. FLOOR AREA 745 SQ.FT. (69.2 SQ.M.)



Whilst every attempt have 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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1ST FLOOR
APPROX. FLOOR
AREA 696 SQ.FT.
(64.7 SQ.M.)

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OFFICES ALSO AT: BOURNEMOUTH, FERNDOWN, RINGWOOD & WIMBORNE

