



The Hermitage, 53 Hermitage Road, Parkstone, Poole BH14 0QG
Guide price £145,000

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The Hermitage, 53 Hermitage Road, Parkstone, Poole BH14 0QG

- Ground Floor One Bedroom Flat
- Historic Building with Character Features
- Pets Permitted on Licence
- Off Road Parking
- Short Walk to Shops and Facilities
- Secluded and Leafy Position
- Private Entrance
- Ideal First Time Buy or Buy to Let
- Communal Garden
- Long Lease Remaining

A delightful one bedroom ground floor flat with private entrance within The Hermitage, a characterful and historic building situated in a tranquil and leafy setting at the end of a private driveway.

Castleman Estate Agents are pleased to present this charming and well-proportioned ground floor flat, situated at the rear of the building with access via a private stable style door. This leads through to a light and spacious entrance hall, which in turns leads to the utility room with electric and plumbing for washing machine, as well as a single storage cupboard and a large double-door storage cupboard too. Also off of the hallway is the double walk in Triton shower, separate to the WC next door.

The lounge/dining room is a generously sized and offers large windows, a feature inset electric fireplace with wooden surround, and has a double-door cupboard above. This cupboard could be removed if required to open up the lounge further. The kitchen, although accessed from the lounge, feels like its own independent room and features an array of built in units. The bedroom has ample space for a super king size bed and a selection of furniture.

The apartment has character features such as leaded windows and further benefits from a long lease remaining with pets being permitted on licence.

The Hermitage was constructed in the late Victorian era as the former family home of prominent Poole residents the Carters and to this day still has the feel of arriving at a rural estate, yet you are just a short distance from the wide range of shops and facilities of Ashley Road and the popular bars and restaurants of Ashley Cross.

The grounds are well-maintained and feature an off road parking area for residents and visitors just a few steps from the entrance to the flat, as well as a delightful communal garden area to relax and enjoy the tranquil setting.

Truly a hidden gem that awaits new owners to enjoy owning a slice of Poole's history!





Private Entrance

A private entrance with stable style door to the rear of the building provides access to the flat.

Entrance Hall

Lounge/Dining Room

14'0" x 11'8" (4.27m x 3.58m)

Kitchen

8'3 x 5'6 (2.51m x 1.68m)

Bedroom

11'5 x 9'7 (3.48m x 2.92m)

Shower Room

WC

Utility Room

Outside

The Hermitage is set within secluded and well-maintained communal grounds with a delightful communal garden. A private driveway from the end of Hermitage Road leads to an off road parking area for residents and visitors.

Tenure

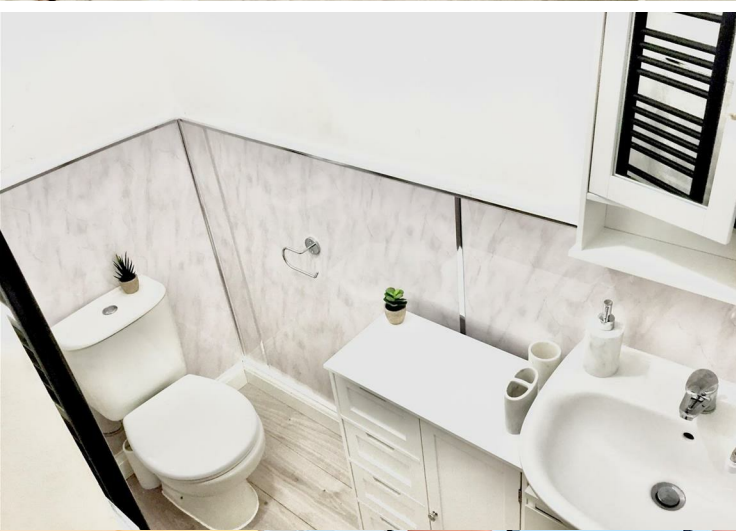
Leasehold - Approx. 146 years remaining

Ground Rent

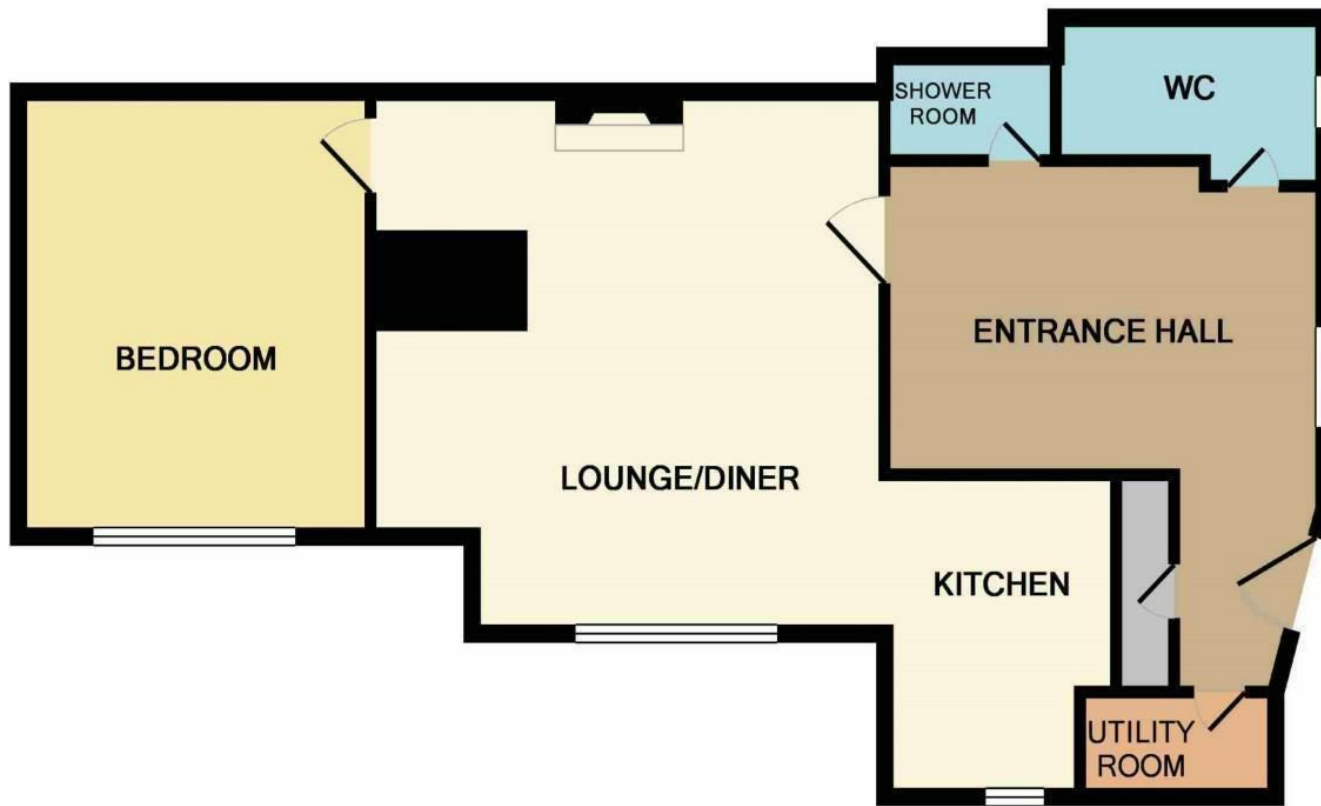
Peppercorn

Council Tax

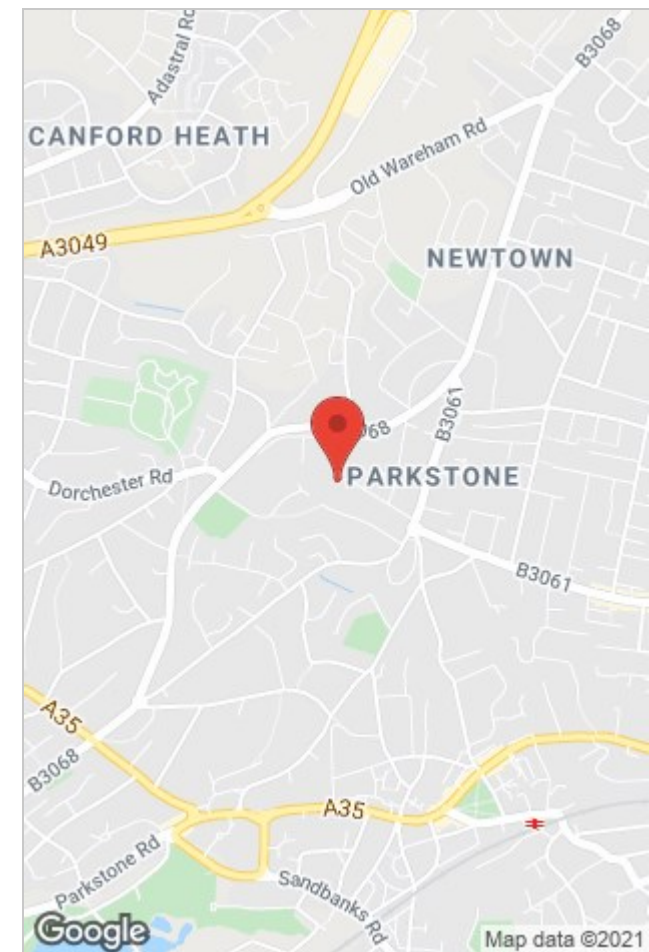
Band B - £1,412.36 for 2020/21







This Floor Plan is for guidance only and is NOT to SCALE
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			80
(69-80) C			
(55-68) D			
(39-54) E		45	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Viewing
 Please contact us on 01202 117288 if you wish to arrange a viewing appointment or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.