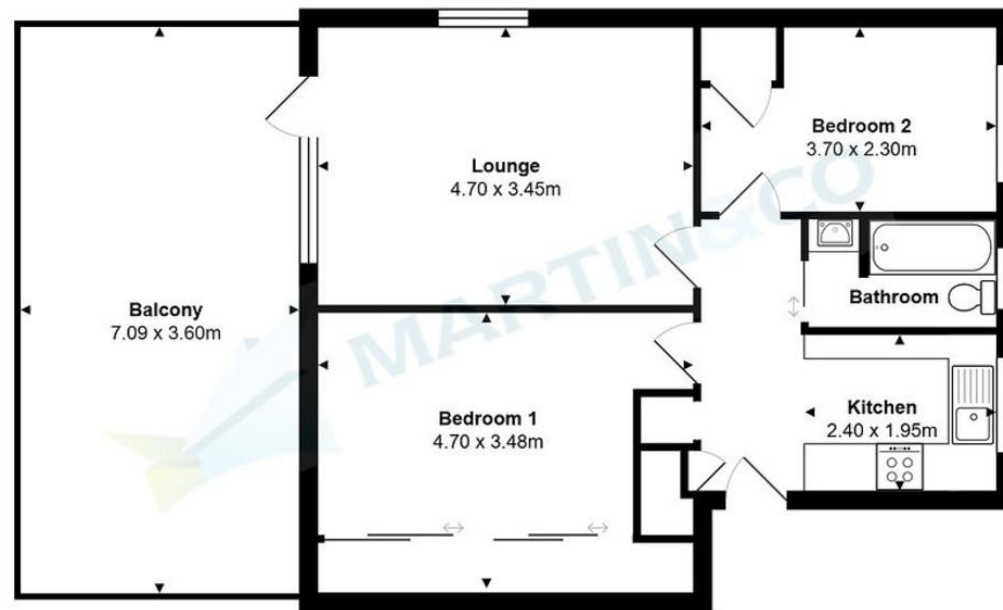


Property Location Parkstone



Total Area: 55.2 m² (excluding balcony)
All measurements are approximate and for display purposes only



Accuracy: 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 including but not limited to carpets, fixtures and fittings 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. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** 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.

Firgrove, 61 Bournemouth Road

Guide Price £260,000

Martin & Co Poole

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01202 710171
<http://www.poole.martinco.com>



- Long Lease
- Balcony
- Two Double Bedrooms
- Parking
- Popular Location
- No Forward Chain
- Modern Interior
- Walking distance to shops
- Gas Central Heating
- Spacious Living Area



Why you'll like it

This beautifully presented two-bedroom ground floor flat is ideally situated in a popular location. Perfectly suited for professionals, couples, or small families, the property combines modern comfort with impressive outdoor space and scenic views.

Upon entering, you are welcomed into a well-proportioned hallway that leads to all principal rooms. The flat features two generous double bedrooms, offering ample space for relaxation and rest. The main bedroom benefits from fitted wardrobes, providing practical and stylish storage. A modern bathroom serves both bedrooms.

The heart of the home is the spacious lounge, which is flooded with natural light thanks to its direct access to a large, paved sun terrace. This outdoor space is perfect for entertaining, al fresco dining, or simply enjoying the far-reaching panoramic views across Poole and the historic quay. It offers a rare opportunity to enjoy indoor-outdoor living in a low-maintenance setting.

The kitchen has been thoughtfully updated and has ample work surfaces, and a newly installed gas oven and hob-ideal for home cooking enthusiasts.

Located in a popular residential area, the flat is close to local amenities, transport links, and Poole town centre, making it a superb option for those seeking easy access to shops, restaurants, and coastal attractions.

1. Money laundering regulations: intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

2. General: while we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will check the position for you, especially if you are contemplating travelling some distance to view the property.

3. Measurements: these approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

4. Services: please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Martin and Co Poole limited nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | 65 D | 75 C |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

