

enfields



44 Downland Place Adastral Road, Poole, BH17 8SN

£187,500

Check out this two-bedroom apartment located in Canford Heath, BH17. If you're looking for a quiet location to relax and settle down, this property is for you. A truly a fantastic opportunity for first-time buyers looking to find their starter home and take that first step onto the property ladder. Alternatively, this would suit an investor too as many properties in the area rent quickly due to the convenient area, outstanding schools and transport links. Further benefits include a private garage and off-road parking. Downland Palace is set within communal gardens with residents parking.

Schools: Canford Heath Middle and Canford Heath Infant schools are both a short 12-minute walk away (0.7 miles) whilst Magna Academy is just 10-minutes' walk (0.7 miles)

Hop on the number 26 bus for a short journey to Tower Park. Filled with restaurants, cinema, arcade, Splashdown, Puregym and large Tesco Superstore.

A short journey either by bus or driving welcomes you to the historic Poole Town Centre, and its friendly local community. During summertime at Poole Quay the locals love to enjoy Bike Night, Vintage Car Night, the Steam Fare and firework night hosted during weekdays. Only a few minutes away from the property, locals enjoy catching up at the Canford Heath Community Centre. Events hosted are: 'Clubercise', Art classes, indoor car boot sale, Tea and Latin dance classes and plenty more.

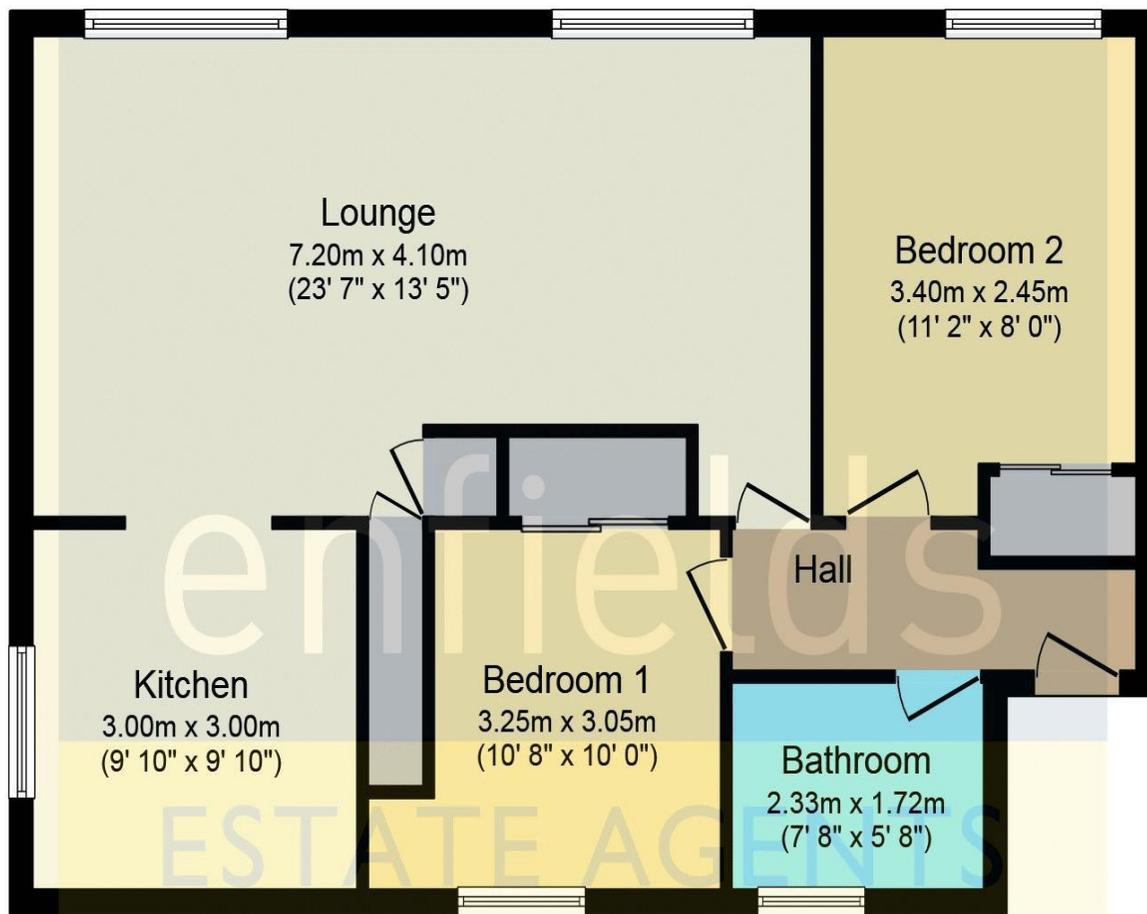
If you're looking for a relaxing and entertaining place to take the dogs, kids and family then Poole Park is the place to be and easily reachable from Poole Quay. Bordering Poole town's magnificent harbour, Poole Park features 110 acres of parkland, large play parks, saltwater lagoon and beautiful lakes. A variety of activities include, indoor ice skating, rent a pedalo, crazy golf, hire a tennis court, visit the ducks and the list is endless.

In summary, this property is truly a fantastic opportunity for first time buyers looking to make that first jump onto the property ladder and find a place to call their home. The apartment works for both an individual and couples in need for a spacious home to suit their needs for the future.

Lounge 23' 7" x 13' 5" (7.18m x 4.09m) / Kitchen 9' 10" x 9' 10" (2.99m x 2.99m)

Bedroom 1 10' 8" x 10' 0" (3.25m x 3.05m) / Bedroom 2 11' 2" x 8' 0" (3.40m x 2.44m)

Bathroom 7' 8" x 5' 8" (2.34m x 1.73m)



Floor Plan

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Total floor area 69.8 m² (752 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox



The agents have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order, the buyer is advised to obtain verification from their Solicitor or Surveyor. Items shown in photographs are not necessarily included in the sale. The room measurements are given for guidance only and should not be relied upon when ordering such items as furniture, appliances and carpets. While we endeavour to make sales particulars 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 they will be pleased to check the position for you, especially if you are contemplating traveling some distance to view a property.. Confirmation of these draft property particulars is currently awaited from the vendor, therefore you are notified that the Agent holds no responsibility for any inaccuracies that may be contained within.