



6b Balmoral Road, Poole
Poole

Guide Price **£270,000**



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Poole

Council Tax band: TBD

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Top floor apartment within an attractive period building
- Prime Lower Parkstone location between Ashley Cross and Penn Hill
- Bright and spacious living/dining room filled with natural light
- Separate fitted kitchen with integrated appliances
- Two generous double bedrooms
- Private south-facing balcony accessed from the principal bedroom
- Versatile landing area ideal for a home office or study space
- Allocated parking space with additional unrestricted on-street parking
- Share of the freehold
- Walking distance to Parkstone station, Poole Harbour and Whitecliff Park



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Occupying the top floor of an attractive period building, this beautifully presented apartment effortlessly combines character, space and an exceptional location in the heart of Lower Parkstone. Perfectly positioned between the highly sought-after villages of Ashley Cross and Penn Hill, it offers a superb lifestyle with an array of independent cafés, restaurants, boutiques and excellent transport links all within easy reach.

Offering bright and generously proportioned accommodation throughout, the property presents an outstanding opportunity as a first home, investment purchase or convenient lock-up-and-leave residence.

At the heart of the home is an elegant living and dining room, flooded with natural light and showcasing the charm and character synonymous with period properties. The separate fitted kitchen is thoughtfully designed with ample storage and preparation space, complemented by a range of integrated appliances to provide both practicality and style.



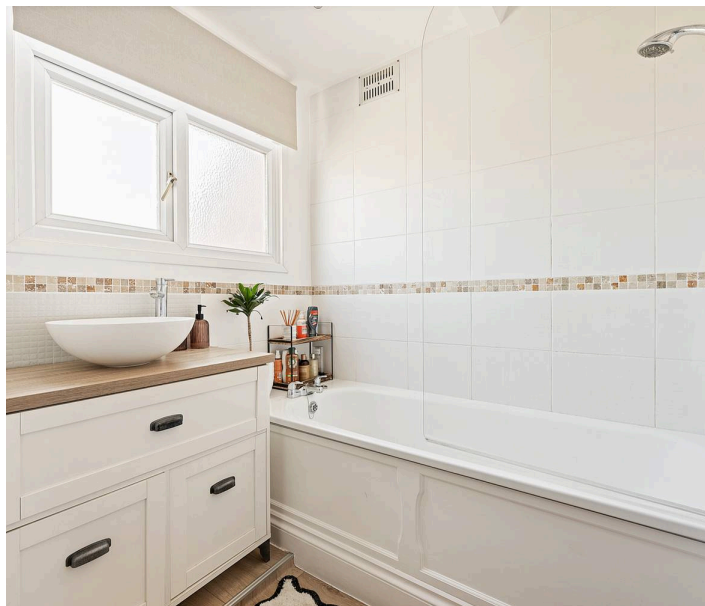
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The apartment features two spacious double bedrooms, including an impressive principal bedroom with direct access to a private south-facing balcony – the perfect setting to enjoy a morning coffee or relax in the afternoon and evening sunshine. A well-appointed family bathroom serves the accommodation, while the generous landing offers a versatile additional space, ideal for those working from home, creating a study area or incorporating further storage.

Externally, the property benefits from an allocated parking space, with additional unrestricted on-street parking available nearby. The apartment is further enhanced by a share of the freehold, offering long-term appeal and peace of mind for both owner-occupiers and investors.

Ideally located just a short stroll from Parkstone railway station, the property enjoys excellent connectivity to Poole, Bournemouth and London, while the vibrant centres of Ashley Cross and Penn Hill are both within easy walking distance. The picturesque shores of Poole Harbour and the open green spaces of Whitecliff Park are also close by, providing an abundance of scenic coastal walks, waterside leisure activities and outdoor recreation.





Floor Plan

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



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