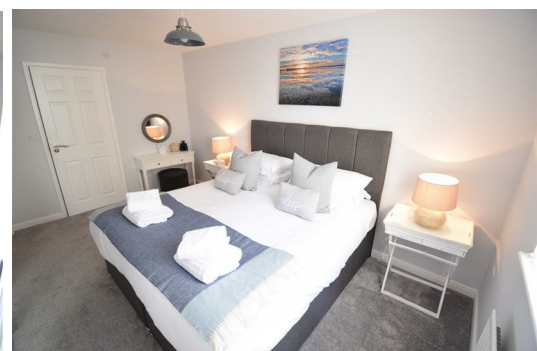
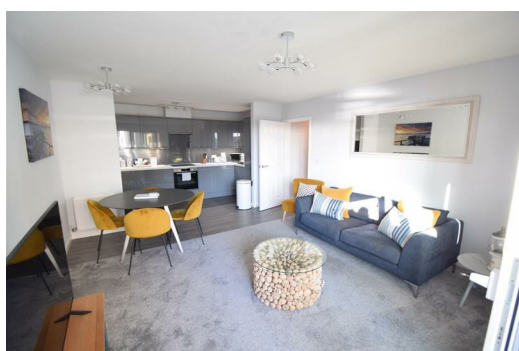




Stone Close, Poole, Dorset, BH15 4GE

Guide price £315,000

WATERS EDGE, POOLE, £315,000. Take a look at this modern two double bedroom apartment located in Pelican House close to Poole Quay. This apartment boasts views over the waters edge and benefits from a good sized balcony. It has gas central heating and is double glazed. Spacious open plan lounge/kitchen, with modern grey fitted kitchen units with built in appliances. Two contemporary bathrooms, one being en suite shower room to the main bedroom. Both bedrooms have built wardrobes. Neutral decor throughout. It comes with two allocated parking spaces in the underground car park. This stunning apartment is being offered with **NO FORWARD CHAIN**.



FRONT DOOR AND ENTRANCE HALL

9'8" x 3'11" (2.95 x 1.20)

Wooden door leading into the entrance hall of this modern apartment. White ceiling, emulsion painted walls and fitted grey flooring. Ceiling lighting. Light switches, Doors to all rooms. Radiator. Two built in cupboards with heating system in one and shelving and storage in the other. Wall mounted entry phone.

OPEN PLAN LOUNGE KITCHEN RECEPTION ROOM

21'4" x 13'5" (6.52 x 4.11)

Door leading from the entrance hall into this good sized open plan lounge kitchen with neutral decor. In the kitchen there are modern fitted grey units with integrated appliances and modern style laminate worktops. Four ring hob, electric oven and extractor above. In the lounge area there are sliding patio doors opening onto the spacious terrace. Radiator. Ceiling lighting, light switches, plug sockets and TV socket.

BEDROOM ONE (PRINCIPLE MAIN)

11'4" x 14'10" (3.47 x 4.54)

Door leading into this good sized main bedroom with white ceiling, emulsion painted walls and fitted carpet. Ceiling lighting. Radiator. Built in wardrobe with two mirror fronted doors on tracks with shelving and rails inside. Window overlooking rear aspect with waterside views. Light switches and plug sockets.

EN SUITE TO MAIN BEDROOM

Door leading into this modern en suite shower room with white ceiling, part emulsion painted and part tiled walls with fitted flooring. Ceiling lighting. White sink with chrome effect fittings. White WC. Shower cubicle double width shower tray, wall mounted power shower. Wall mounted mirror. Radiator.

BEDROOM TWO (DOUBLE)

10'6" x 9'8" (3.22 x 2.95)

Door leading into this double bedroom with rear facing aspect. White ceiling, emulsion painted walls and fitted carpet. Ceiling lighting. Radiator. Window overlooking communal grounds. Built in wardrobe with two doors and shelving and rails inside. Light switch, plug sockets.

MAIN BATHROOM

5'11" x 7'0" (1.81 x 2.15)

Door leading into this modern family bathroom with white ceiling, tiled and part emulsion painted walls and fitted flooring. White suite consisting of bath with chrome effect fittings and shower screen. WC and sink with chrome effect fittings and base vanity unit. Wall mounted mirror. Radiator.

BALCONY/ TERRACE

Leading from the reception room, patio doors out to the spacious sunny aspect terrace with views across the waters edge.

PARKING

We have been advised by the vendor that there are two allocated parking spaces marked L7 and shared visitor parking in the secure underground garage.

TENURE

We have been advised that the property is LEASEHOLD

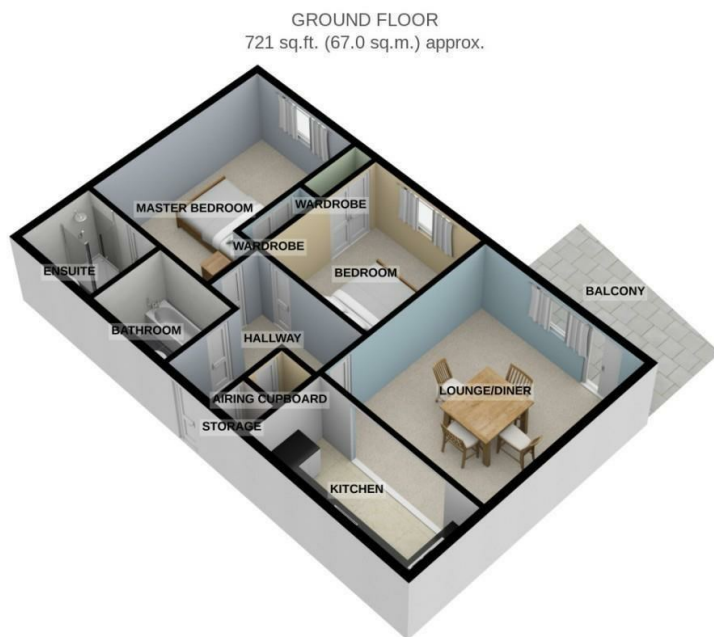
Lease remaining: 230 years

Service Charges: 2111.08 per annum

Ground Rent: £125.00 per annum

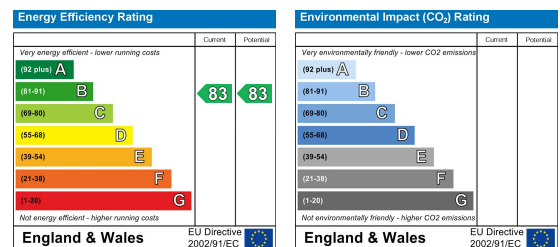
Council Tax band D





FLOOR PLAN
TOTAL FLOOR AREA : 721 sq.ft. (67.0 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.
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Consumer Protection from Unfair Trading Regulation

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 purpose. A Buyer is advised to obtain verification from their solicitor or surveyor. 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 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 with the agent to view before embarking on any journey to see a property.

Please Note:

1: MONEY LAUNDERING REGULATIONS – Prospective buyers will be asked to produce proof of identity documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2: These particulars do not constitute part or all of an offer or contract. 3: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 4: Potential buyers are advised to recheck the measurements before committing to any expense. 5: Thacker & Revitt have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 6: Thacker & Revitt have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. 7: These particulars are issued in good faith, they are intended as to be used as a guide to the property and should be independently verified by prospective buyers.

Viewings

Strictly by appointment through this office: Thacker & Revitt 478 Ashley Road, Poole, Dorset. BH14 0AD