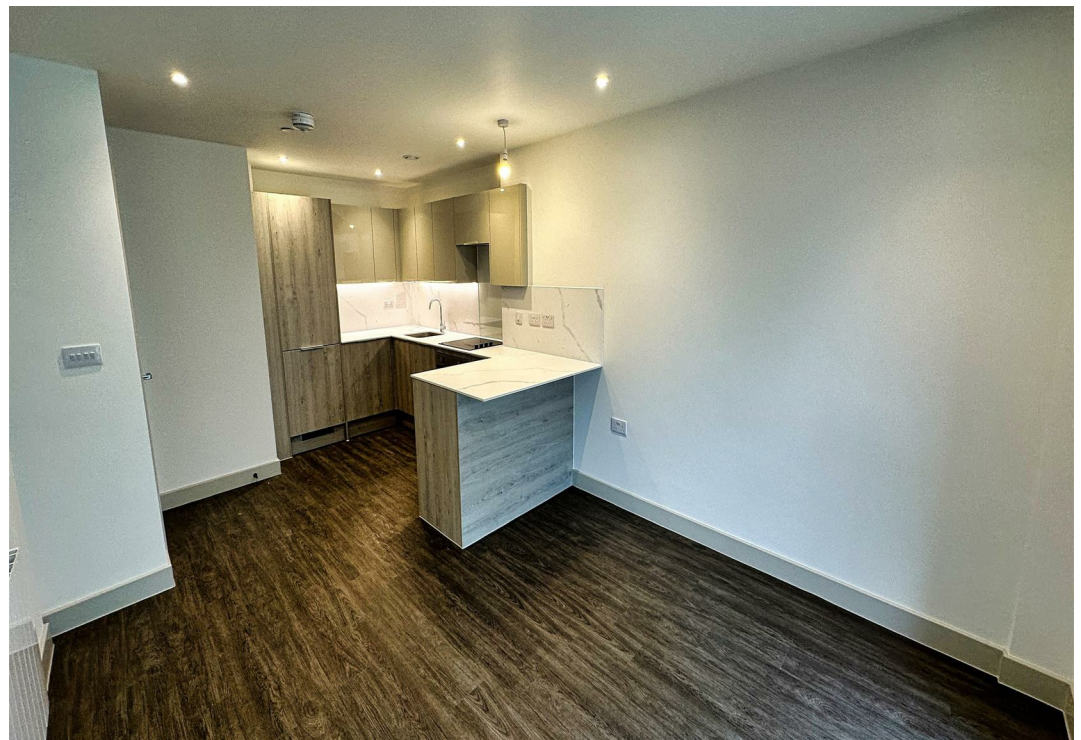
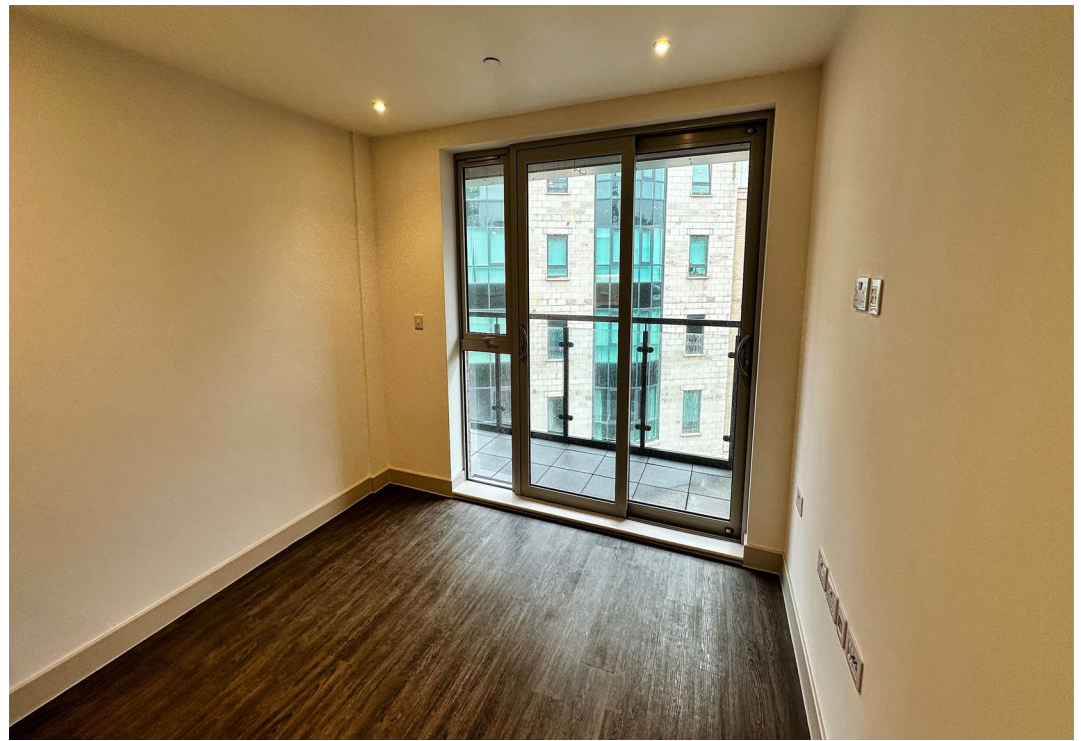




Flat 55, Vespasian East Quay Road, Poole Quay, Poole BH15 1FG  
Guide Price £250,000 Share of Freehold









**\*\* STUNNING NEW APARTMENTS - BUYER INCENTIVES - OVER 90% SOLD \*\*** Vespasian is a collection of One and Two-bedroom apartments on the famous Poole Quay. The development benefits from being in the heart of Poole Quay with direct links to transitions and Poole Town Centre. Offering a wealth of amenities on your doorstep and a range of outdoor pursuits within minutes, Vespasian is well-positioned for all walks of life. These high-specification apartments benefit from a vibrant quayside location, superb views, and eco-friendly air source heat pumps. With open-plan kitchens, living and dining areas, some with balconies and parking, these apartments make for a perfect first home or investment purchase.

Flat 55 is located on the fourth floor and offers an entrance hallway, a wonderful open-planned living area, a balcony from the lounge, double bedrooms, a luxury bathroom and easy access to the roof terrace.

**Entrance Hallway:**

**Kitchen:**

**Living Room:**

**Balcony:**

**Master Bedroom:**

**Bathroom:**

**Roof Terrace:**

**Parking:**

Allocated space in the overground car park is available for £20,000.

**Buyer Incentives:**

1. Free council tax for two years.
2. Free energy for two years.
3. Up to £750 plus VAT in legal fees.
4. £1,500 contribution towards a stay in any iconic luxury hotel.

Terms & Conditions apply and can be found by contacting the office

**Note:**

A £1,000 reservation fee is payable to the developer on acceptance of any offer.

**Tenure**

Tenure: Share of Freehold

Lease: New 999-year lease

Service Charge: Approx £1,071.47 per year

Postcode: BH15 1FG

Council Tax: TBC

School Catchment Area: Please contact BCP for current admission information

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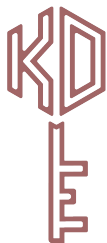
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Living / Kitchen / Dining  
21'0" x 12'1" (6.4m x 3.7m)

Bedroom 1  
17'8" x 9'5" (5.4m x 2.9m)

Bathroom  
6'9" x 6'6" (2.1m x 2.0m)

## Key Drummond

Tel: 01202 681113  
oakdale@keydrummond.com

www.keydrummond.com

### All room dimensions given above are approximate measurements

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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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		