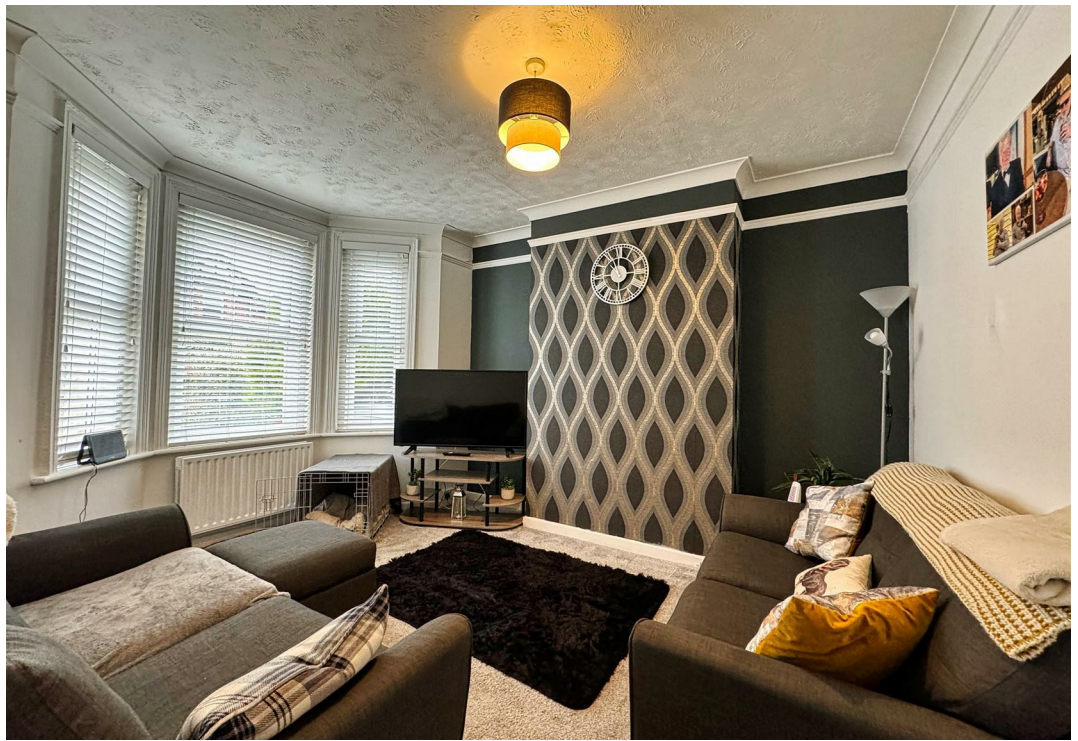




2A Sterte Road, Poole BH15 2AG
Guide Price £200,000 Leasehold





**** SOLD BY KEY DRUMMOND - SIMILAR PROPERTIES REQUIRED **** A fantastic ground-floor apartment located just a short distance from the sought-after Holes Bay in Poole. This property presents an excellent opportunity for first-time buyers or investors, boasting generous-sized rooms. It comprises an entrance hallway, contemporary kitchen and bathroom, spacious lounge, two double bedrooms, double glazing, central heating, a delightful rear garden, off-road parking, and ample permit parking.

Entrance Hallway:

Kitchen:

2.85 x 2.60 (9'4" x 8'6")

Lounge:

4.12 x 3.41 (13'6" x 11'2")

Master Bedroom:

3.77 x 3.17 (12'4" x 10'4")

Bedroom Two:

3.36 x 3.43 (11'0" x 11'3")

Bathroom:

Tenure

Tenure: Leasehold

Lease: Approx 160 years remaining

Service Charge: As and When

Ground Rent: £50 per year

Pets Allowed

Postcode: BH15 2AG

EPC: D

Council Tax: B

School Catchment Area: Please contact BCP for current admission information

Key Drummond Properties:

To see our properties before they go on the market please like us on Facebook (Key Drummond Estate Agents), Instagram (keydrummondoakdale), and YouTube (Key Drummond - Oakdale).

Copyright:

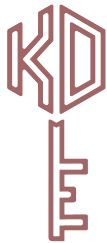
All photos, video, and drone footage are copyrighted by Worldwide Property Sales TA Key Drummond Estate Agents. All rights reserved.

Any redistribution or reproduction of part or all of the contents in any form is prohibited other than the following:

1. You may print or download to local hard disk extracts for your personal and non-commercial use only
2. You may copy the content to individual third parties for their personal use, but only if you acknowledge Key Drummond as the source of the material

You may not, except with our express written permission, distribute or commercially exploit the content. Nor may you transmit it or store it on any other website or another form of the electronic retrieval system.





This Floor Plan is for guidance only and is NOT to SCALE
 Made with Metropix ©2021

Key Drummond
 Tel: 01202 681113
 oakdale@keydrummond.com

www.keydrummond.com

All room dimensions given above are approximate measurements

These particulars are intended only to give a brief description of the property as a guide to prospective buyers. Accordingly:

- Their accuracy is not guaranteed and neither Key Drummond Estate Agents, nor the vendors accept any liability in respect of their contents.
- They do not constitute an offer of contract for sale.
- Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require further clarification or information.

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.

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) A			
(81-91) B			
(69-80) C			
(55-68) D		63	71
(39-54) E			
(21-38) F			
(1-20) G			