



for sale  
frost co  
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PRIME HIGH STREET SHOP/OFFICE 1209 SqFt  
**FOR SALE**  
(Virtual Freehold)  
OR  
**TO LET**

18 Dolphin Terrace Westons Lane  
, Poole, BH15 1FH

Asking price £240,000

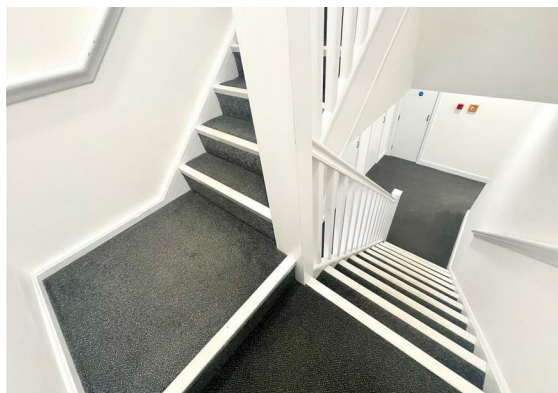
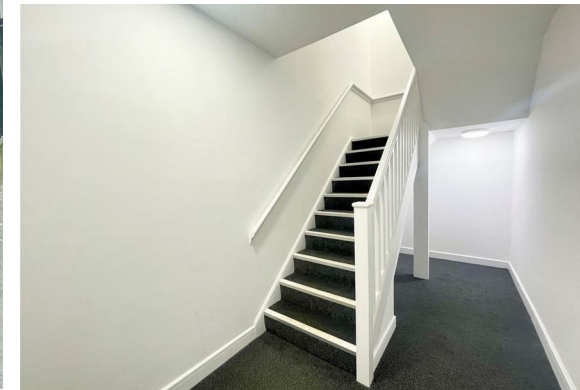




## 18 Dolphin Terrace Westons

; Poole, BH15 1FH

Flat 18 Dolphin Terrace is a stunning example of two bedroom town centre living. This beautiful first floor apartment boasts luxury throughout and is ideal for FTB, investors or those that want to lock up and go without the worry of maintenance and gardening. The communal areas and apartment itself have been built to a high specification. Because of the location of this apartment and what is available on your doorstep, you can imagine getting home after a hard day at the office and walking to anyone of the local restaurants for a bite to eat. Poole Quay also has a number of shops, Tesco express and a Sainsbury's local both just a 2 minute walk away meaning there is rarely a need to make a trip to a larger store. There is a large Sainsbury's and an Aldi just a few minutes away. Poole Quay, on the edge of Poole's stunning harbour, the worlds second largest natural harbour second to Sydney. Home to several Islands including National Trust site Brownsea Island, famous for establishing the Scout association and the Brownsea Open Air Theatre. Poole Quay is the final stop along the High Street, home to the Dolphin Shopping Centre and a huge range of local shops and department stores. The historic charm of Poole Old Town still remains with a strong sense of its historical seventeenth century heyday. On the Quay itself is an impressive collection of traditional pubs and modern restaurants. Throughout the summer Poole Quay's schedule is packed with weekly bike, sports car and firework nights, along with Harry Paye day, folk and food festivals and many more. Just along the harbour is Harbourside, through to Poole Park, Whitecliff Park. Sandbanks, with its world famous beaches, and home to the beach polo is within 3 miles and the ferry to the Purbeck Hills and Studland, where Dorset's Jurassic coast is one of the UK's highlights is close by. Poole is actually a significant employer with the headquarters of Sunseeker Boats, the RNLI and Solace International based here.







(which in turn makes this property a valuable asset) plus the development of the Twin Sails bridge is making Poole one of the fastest growing areas in the South.

Heading out of Poole Town centre and towards Holes Bay and the Wessex Gate Retail Park with a range of homeware and technology shops. There are excellent bus routes around Poole, into Bournemouth and beyond. The Wessex Way is just a couple of miles away providing dual carriageway and motorway routes out of Bournemouth to the New Forest, Southampton, and the UK motorway network. Poole Railway Station is half a mile away-London by rail is just 2 hours and there is also a direct route to Manchester. On the outskirts of Bournemouth is the International Airport, the fastest growing in the UK. And from Poole there are daily ferry services to France and the Channel Isles.

**Parking** - As an incentive, the developers are offering 1 year free parking in the Multi Storey Car Park within 100 metres of the apartments.

Residents are also eligible for Poole Old Town (Zone A) on street parking permits. Current price is £63.30pa. The developer would also provide this option too.

**Tenure** - Leasehold - 999 years.

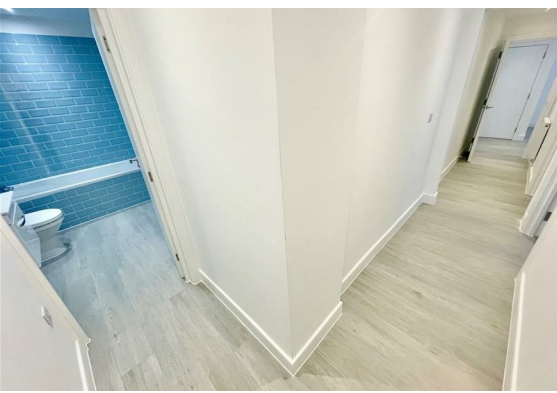
**Service Charge** - estimated at £994.00 pa to include buildings insurance.

**Ground Rent** - Peppercom

**Pet friendly** - with a pet licence available.

**Holiday lets** are allowed subject to Local Authority requirements.

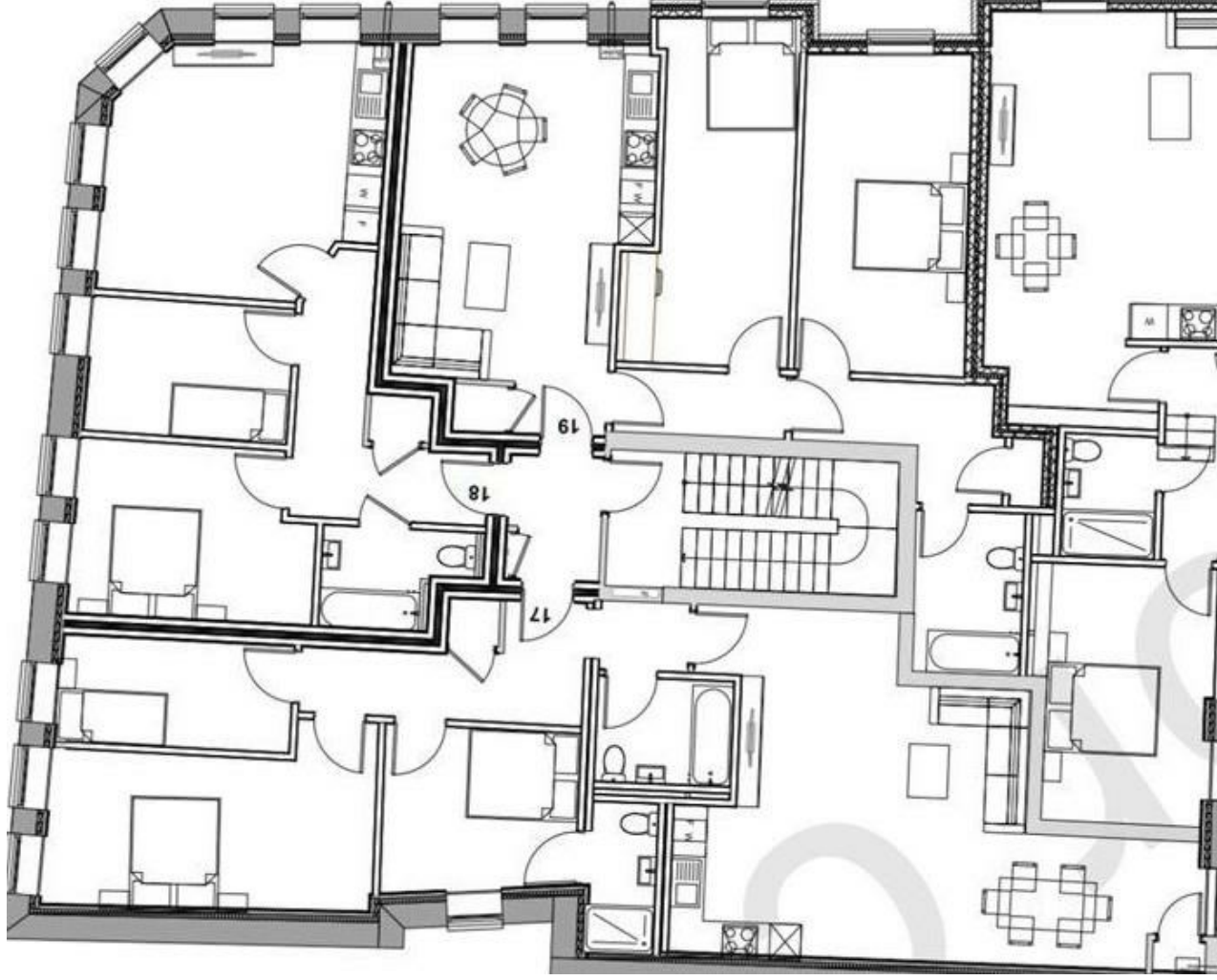
**Longer term lets** - 2 bedroom flats are currently achieving a rental of between £1150-1250pcm. This one bedroom apartment should let at around £1000pcm.



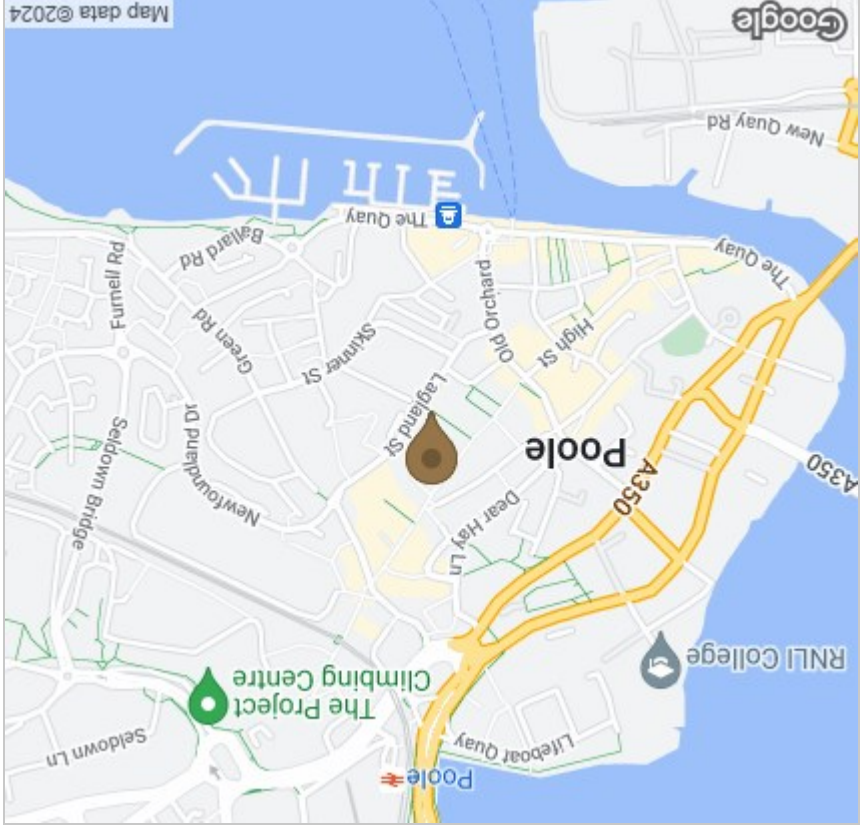


## Viewing

Please contact our StQ Property Group Office on 0120287123 if you wish to arrange a viewing appointment for this property or require further information.



Area Map



Energy Efficiency Rating	
Current	Potential
84	84

England & Wales	
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>
Not energy efficient - higher running costs	(1-20) <b>G</b>

EU Directive 2002/91/EC

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