



High Street  
Poole BH15 1AD  
£268,000











## Details

**\*\* INVESTMENT OPPORTUNITY \*\*** Nestled in the heart of the High Street, this maisonette style home has been refurbished to a high standard throughout and is situated moments from Poole Quay.

### Property Comprises

Boasting a stylish open-plan living, dining, and kitchen area on the top floor, with two double bedrooms located on the lower floor along with a family shower room, this maisonette provides a comfortable and well-thought-out living arrangement. The large loft storage adds a practical touch, ensuring that you have ample space to store your belongings.

Conveniently situated within walking distance to Poole Quay, this property offers the best of both worlds being close to the vibrant waterfront area. Whether you are looking for an ideal home for yourself or a promising investment opportunity.

Furniture comes included with the sale!

EPC Rating - D  
Council Tax Band - B

### Location

Poole Quay is a popular destination, with its Marina, harbour, local cafés, pubs, restaurants and a variety of organised events throughout the summer make it a thoroughly enjoyable place to spend time. The Dolphin shopping centre is exceptionally well placed and for residents to explore the local area on foot or bike, from Poole's Old Town to Harbourside Park. Easy transport links within walking distance to Poole Train Station.











## More Information

- No Chain
- 125 Years Remaining on Lease
- Walking Distance to Poole Quay
- Accommodation Over Two Floors
  - Recently Refurbished
  - Furniture Included
  - Ideal Investment
- Two Double Bedrooms

### Tenure

Tenure: Leasehold  
Lease: 125 years remaining  
Ground Rent: Peppercorn  
Maintenance: On an "as and when" basis  
EPC Rating: D  
Council Tax: BCP Council, Band B

### Copyright

All photos, video, and drone footage are copyrighted by Davidson Estates Sales & Lettings LTD. 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 Davidson Estates 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.

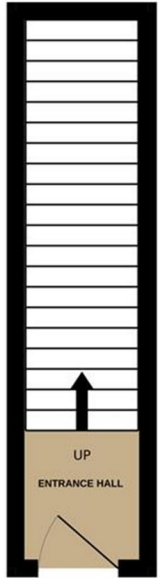
### Davidson Estates

To see our properties before they go on the market please like us on Facebook (Davidson Estates Sales & Lettings), Instagram (davidsonsestates) & YouTube (davidsonsestates)

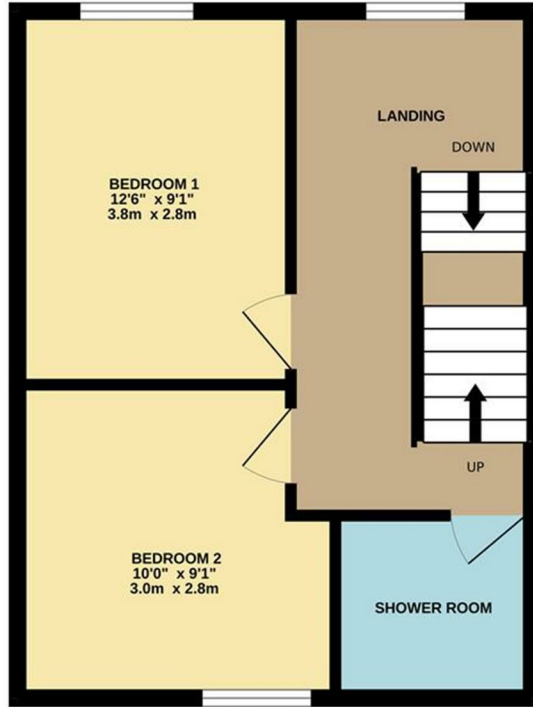


hello@davidsonsestates.com | davidsonsestates.com

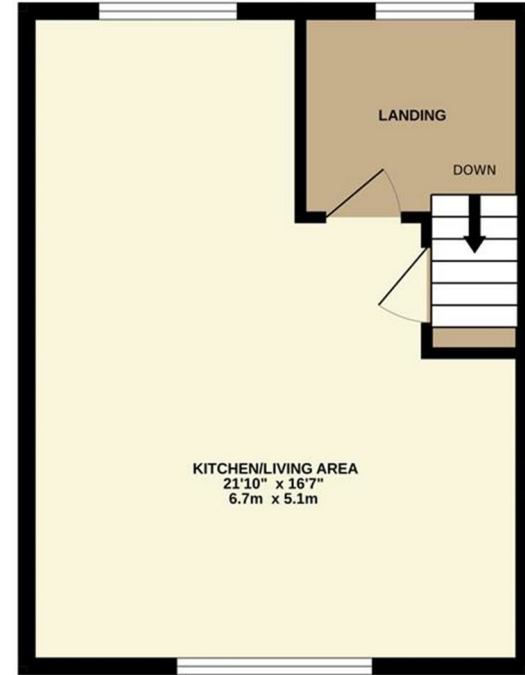
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2024



DAVIDSON ESTATES  
sales & lettings

# CONTACT US

*Whichever way suits you...*

07557 025044 | 07713 870543

hello@davidsonsestates.com

01202 287606

www.davidsonsestates.com

