

01202 683444

Orchard Plaza, 41 High Street

Poole, Dorset, BH15 1EG

[www.quayliving.co.uk](http://www.quayliving.co.uk)



## Flat 3 Casa

Poole, Dorset, BH14 9BQ

£194,500 Leasehold

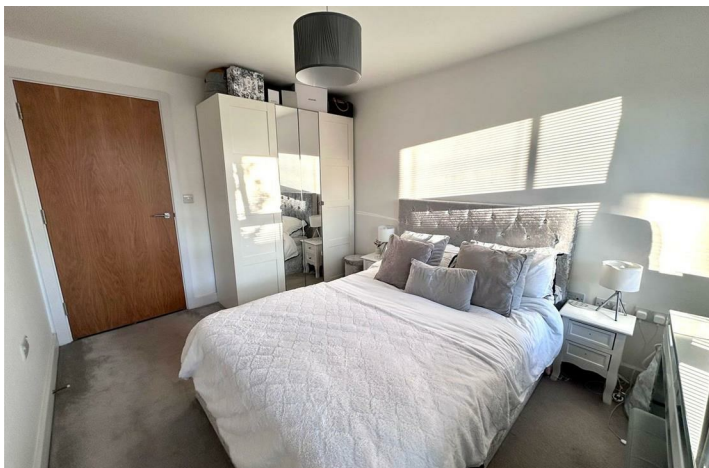


- Ground Floor Apartment
- South Facing Aspect
- Close to Ashley Cross and Penn Hill
- Well Presented Throughout
- EPC Rating B
- One Double Bedroom
- Open Plan Living Accommodation
- Private permit parking - Rear Carpark
- Council Tax Band B
- No Onward Chain

Beautifully presented one double bedroom purpose built ground floor apartment within a short drive of the blue flag beaches of Sandbanks, Penn Hill & Ashley Cross.

This beautifully presented ground floor apartment features one double bedroom, open-plan living with a modern fitted kitchen, and well presented family bathroom. The property benefits from off street permit private parking and a secure bike store.

Located in Lower Parkstone; a sought-after residential and school catchment location within a short distance of Penn Hill and Ashley Cross and within easy reach of main transport links.



### Hallway 16'5" x 3'9" (5.02 x 1.16)

A spacious entrance hall with recessed spotlights, Luxury vinyl tiled flooring. Doors off to principal rooms. Storage cupboard. Entryphone system. Radiator.

### Kitchen/Living Room/Diner 20'1" x 19'6" (max measurements) (6.14 x 5.96 (max measurements))

Accommodating the kitchen area also is this superbly presented south facing spacious dual aspect open-plan lounge/diner. Immaculately decorated throughout with Luxury vinyl tiled flooring, inset ceiling spot lights and two radiators. Open plan configuration adjoining the Kitchen area.

### Kitchen Area

A well-appointed neutral kitchen situated within the spacious open-plan lounge diner. Smart range of stylish two tonal fitted wall cupboards, base units and drawers with contrasting white worksurfaces with inset stainless steel twin-bowl sink and drainer. Integrated electric oven with ceramic hob and stainless-steel extractor hood. Integrated fridge/freezer, washer/dryer. Ideal Boiler. Tiled splashback, wood laminate flooring & recessed ceiling spotlights. Radiator.

### Bedroom 12'5" x 9'0" (3.79 x 2.76)

A spacious south facing double bedroom. Full height windows. Grey carpet flooring. Radiator. Pendant light.

### Bathroom 8'4" x 5'11" (2.56 x 1.81)

Spacious, contemporary bathroom with white three-piece suite. Recessed spotlighting, shower over bath with glazed shower screen and ceramic wall & floor tiling. Pedestal hand basin with mixer tap and wall mounted mirror over. Shaver point. Push-button WC. Chrome heated towel rail. Wood laminate flooring.

### Outside

There is a large residents car park exclusively for the use of Casa residents. (Parking permit required)  
Bike/sports equipment store accessed via a code keypad.

### Tenure

Leasehold - 125 Year Lease with 117 Years Remaining

Ground Rent £167.50 (2025)

Service Charge £1353 (2025)

Water Rates & Buildings Insurance included within the Service Charge

Material: A traditional construction with concrete floors, brick elevations and predominantly pitched, tiled roofs.

Council Tax Band C

EPC rating B

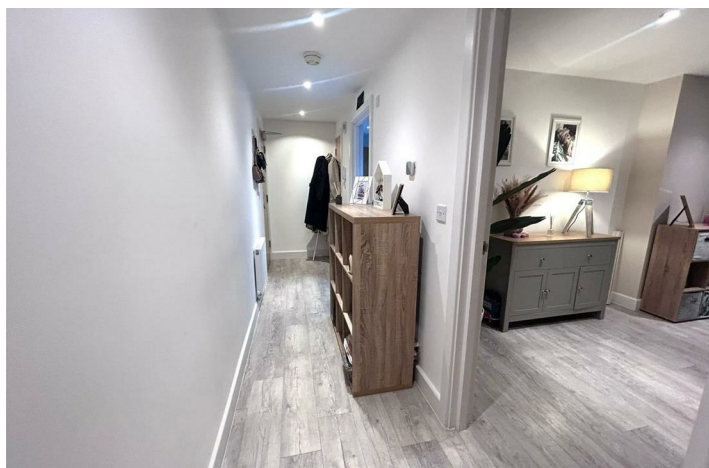
Environment Agency Flood Risk: Very low risk of surface water flooding; Very low risk of flooding from rivers and the sea

Material Construction: Timber frame construction under a pitch tiled roof, Exterior walls brick construction.

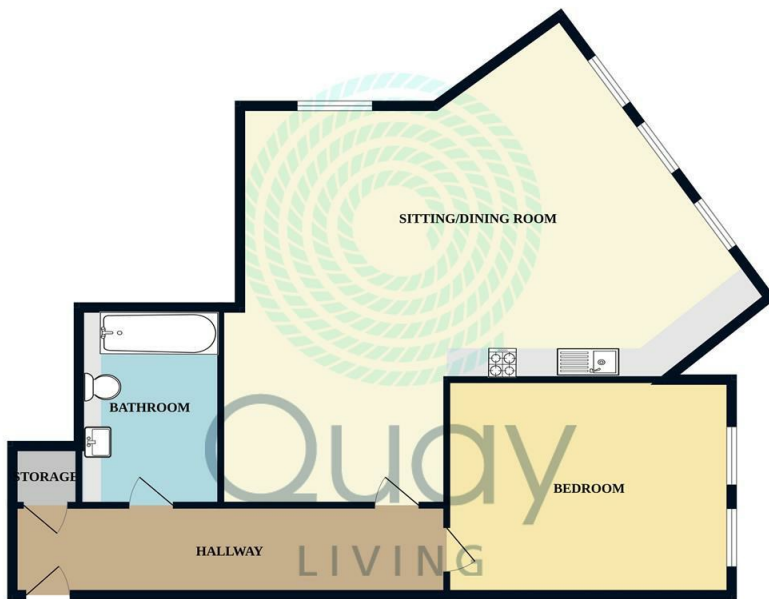
Broadband: Standard 15 Mbps 1 Mbps Good

Superfast 80 Mbps 20 Mbps Good

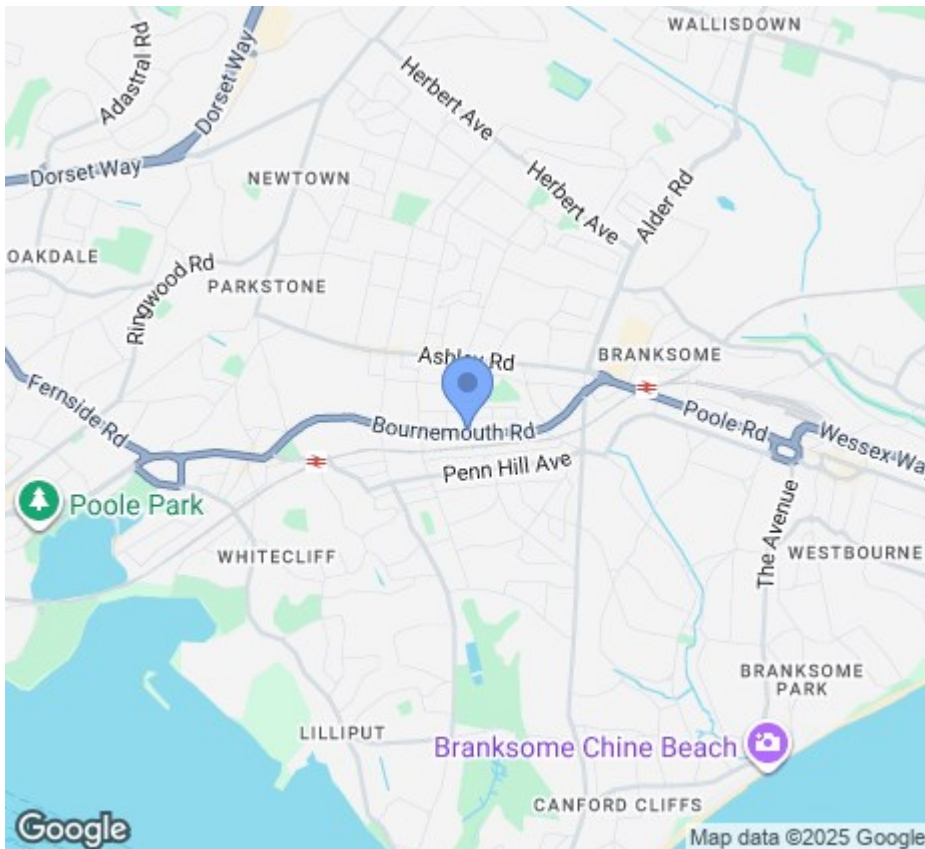
Ultrafast 1800 Mbps 1000 Mbps



## GROUND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.  
Made with Metropix C2025



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) A	85	85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Agent Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All representations including descriptions, dimensions and photos are given, in good faith and are believed to be correct, but any intending purchaser should not rely on them as statements or representations of fact but must satisfy themselves as to their correctness. Appliances and central heating systems have not been checked by Quay Living or their employees and we recommend that purchasers instruct a qualified person to check all appliances / service before legal commitment.

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