



Connells

Catalina Drive
POOLE



Property Description

Set in a superb location, moments away from the harbourside, and tucked away in a cul-de-sac, is this beautifully presented, cosy, First floor, two bedroom flat. The property has its own private entrance, and shared use of the communal rear garden.

This property is situated in the popular residential area of Baiter Park, which leads onto Harbourside Park and Whitecliff Recreation ground with Parkstone Bay beyond. Poole Park is close by, and this location provides wonderful trails/paths to enjoy on foot or bike. Poole High Street is approximately a 10-minute walk away and Poole Quay is just under a 15-minute walk, both offering a variety of shops, cafes, restaurants, and pubs. Poole Town Centre also offers a train and bus station with routes to Bournemouth and London.

Entrance Hall

4' 2" x 6' 7" (1.27m x 2.01m)

Radiator and electrical mains by front door.

Kitchen/living Room

10' 4" x 15' 3" (3.15m x 4.65m)

Fully fitted kitchen with matching wall and base units, hard wood flooring throughout. Radiator on wall, double glazed bay window to side aspect. Electric hob and standing appliances.

Bedroom One

13' 5" x 9' 3" (4.09m x 2.82m)

Double glazed window, radiator underneath window, hard wood flooring.

Bedroom Two

6' 4" x 9' 8" (1.93m x 2.95m)

Hard wood flooring throughout, boiler in small cupboard and radiator on wall.

Bathroom

5' 9" x 9' 6" (1.75m x 2.90m)

Blue and white patterned tiles throughout, waterfall over the bath. Towel rail behind door and wash basin.

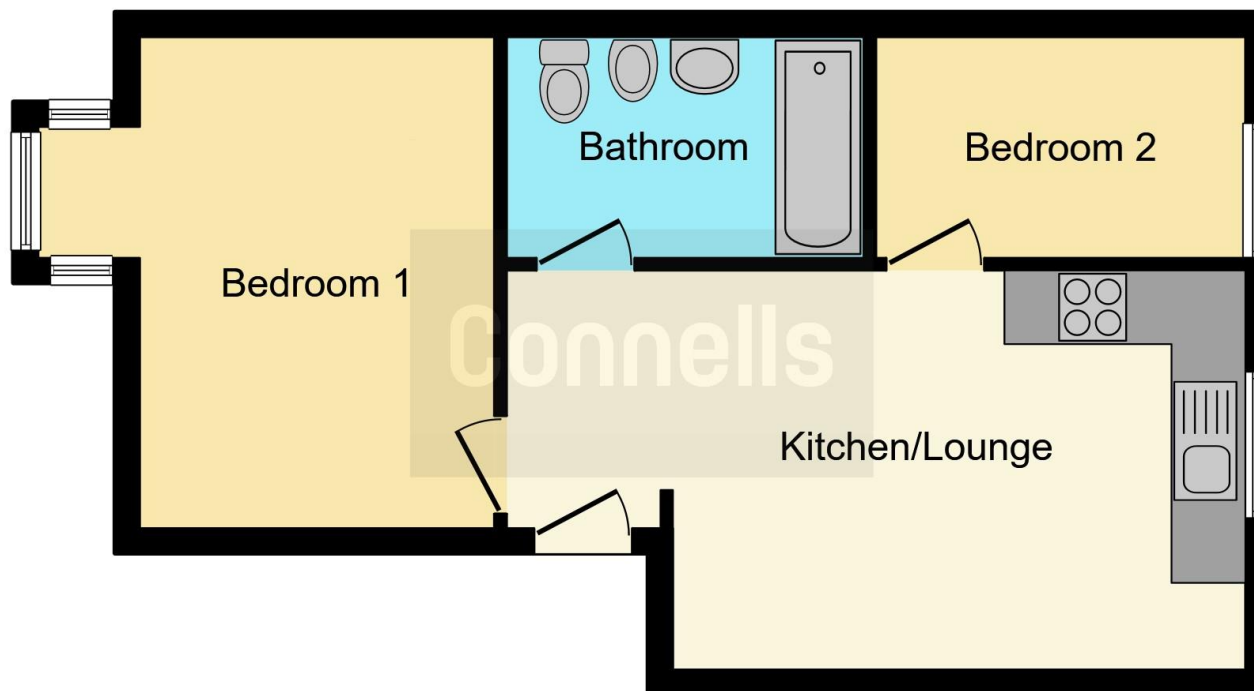
Parking

One allocated parking space.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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EPC Rating: C

Tenure: Leasehold

view this property online [connells.co.uk/Property/WIN306454](https://www.connells.co.uk/Property/WIN306454)

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 1987. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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