



Connells

Catalina Drive
Poole



Property Description

This charming first floor flat offers a blend of convenience and comfort. It's quiet, cul-de-sac location adjacent to Baiter Park that runs alongside Poole Bay, is just moments from the amenities of Poole Quay and the town Centre.

The property features 2 well-proportioned bedrooms each featuring built-in wardrobes, that offer ample space for a small family or professionals.

A bright, south-facing balcony off the open plan living space invites plenty of natural light and offers a serene spot to relax.

The spacious living area is ideal for entertaining with a well-appointed kitchen equipped with quality, integrated appliances and plenty of storage that flows seamlessly into the dining/living area with its oak breakfast bar and double glazed doors onto the balcony.

The property benefits from its own private entrance, allocated parking space and visitors parking, outside storage and communal garden (shared with 3 flats) for bar-b-queuing, bike storage and laundry drying.

With its highly desirable location this flat offers unparalleled convenience, close to shops, restaurants and travel links whilst enjoying a quiet position adjacent to the green spaces of Baiter Park with its access to water and land based sport and leisure activities.

This is an ideal opportunity to secure a comfortable home in a highly sought after area.

Long lease, Low maintenance charges. The perfect first time purchase, Holiday home or Investment property.

Sitting Room

15' 7" x 10' 10" (4.75m x 3.30m)
South facing double French doors to balcony. Small breakfast bar.
Laminate flooring.

Kitchen

8' 8" x 8' 1" (2.64m x 2.46m)
Laminate flooring. Dishwasher, washing machine, fridge freezer.
Boiler. Gas hob and oven.



Landing

11' 4" x 2' 10" (3.45m x 0.86m)

Small storage cupboard with water pump and cylinder. Access to loft via loft hatch.

Bedroom 1

10' 10" x 9' 6" (3.30m x 2.90m)

Double glazed window to front aspect. Storage cupboard. Radiator.

Bedroom 2

8' 2" x 6' 1" (2.49m x 1.85m)

Window to rear aspect. storage cupboard. Radiator.

Bathroom

6' 6" x 6' (1.98m x 1.83m)

White bathroom suite with bath. Power shower, back to wall WC, Hand Wash basin and matching wall and floor tiling
Large window to rear aspect.

Agents Notes:

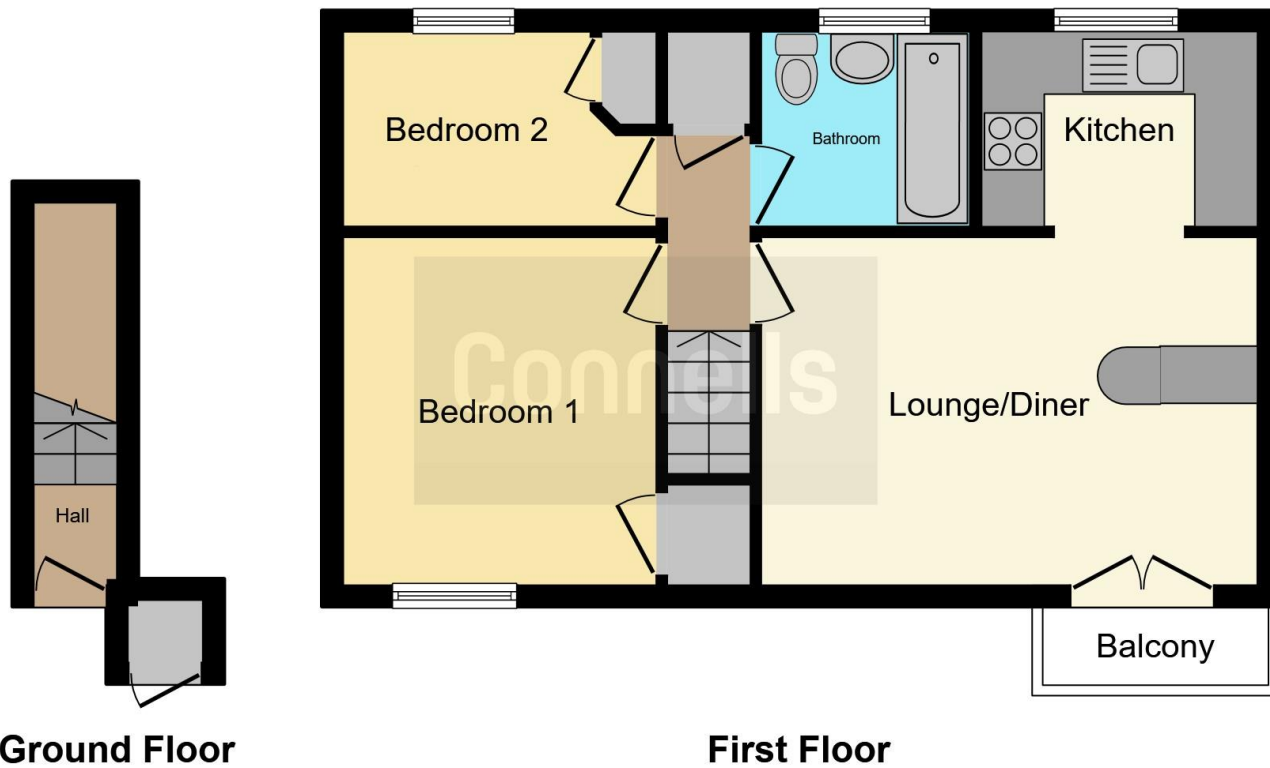
Lease: 999 Years from January 1987

Service Charge: £400 - £450 per annum

Ground Rent: £190 per annum

Council Tax - Band B - BCP Council





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: C

view this property online connells.co.uk/Property/WIN307039

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 Leasehold packs.

Tenure: Leasehold



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