

01202 683444

Orchard Plaza, 41 High Street

Poole, Dorset, BH15 1EG

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## Flat 25 The Seed Warehouse

Poole, BH15 1SB

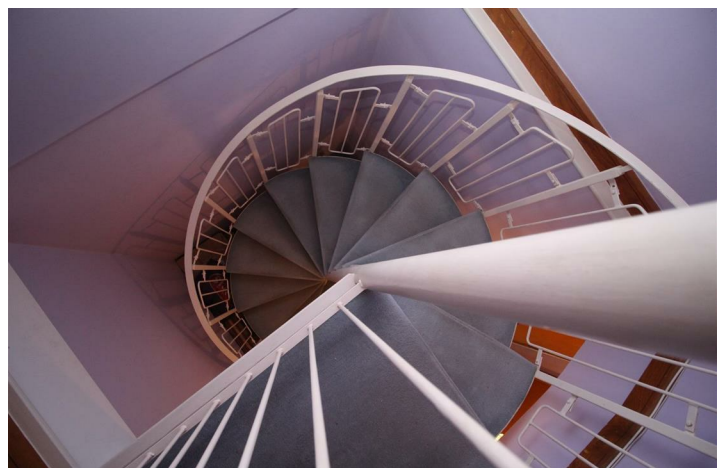
£160,000 Leasehold





- Duplex Warehouse Apartment
- One Bathroom
- Views overlooking the Communal Garden Terrace
- Council Tax Band C
- No Onward Chain
- One Generous Double Bedroom
- Spiral Staircase
- Electric heating
- EPC Rating C
- LEASEHOLD

A spacious duplex warehouse apartment situated within Old Poole Town . This one bedroom, one bathroom home has the added benefit of a secure on-site parking space and access to the delightfully presented communal courtyard terrace . Moments from the Quay front and with the historic Old Town on its doorstep. Town centre shopping, Poole's mainline railway station, and the Lighthouse entertainment complex are all within convenient walking distance. Harbourside Park is perfect for afternoon strolls.



### Hallway 8'5" x 6'5" (2.57 x 1.97)

Accessed via the second floor. Doors to the bedroom and bathroom. Spiral staircase to the second floor. Wall mounted electric heater. Carpet flooring.

### Bathroom 7'7" x 5'8" (2.32 x 1.74)

A white three-piece suite. Bath with shower attachment. Part wall tiling. Pedestal hand basin with mixer tap and mirror over. Push-button WC. Wall mounted electric heater. Carpeted flooring. Fixed ceiling light.

### Bedroom 14'3" x 13'0" (4.36 x 3.98)

Dual aspect double glazed windows create much light for this well proportioned room, with views overlooking the communal garden roof terrace. Wall mounted electric heater. Carpeted flooring. Pendant light.

### Landing

Spiral staircase leads into the living room. Chandelier light. Carpet flooring.

### Living Room/diner 14'4" x 16'8" (4.37 x 5.09)

Dual aspect double glazed windows create much light in this well proportioned living room, with views overlooking the communal garden terrace, Twin wall mounted electric heater. Carpeted flooring. Pendant light. Two storage cupboards.

### Kitchen 8'10" x 8'2" (2.71 x 2.49)

A sky light Velux provides daylight to the kitchen. Recessed ceiling spotlights. A range of white fitted wall cupboards, base units and drawers with white roll top worksurfaces with inset twin-bowl sink and drainer. Electric cooker with ceramic hob over and extractor hood. Space for a fridge/freezer and washer/dryer. Lino flooring.

### External

One sheltered secure allocated parking space.

### Tenure

Leasehold remaining - 125 years from 25 June 1991- 92 Years  
with a share of the freehold.

Ground Rent: Peppercorn

Service Charge £ 2095.58 (2024)

EPC Rating C

Council Tax Band C

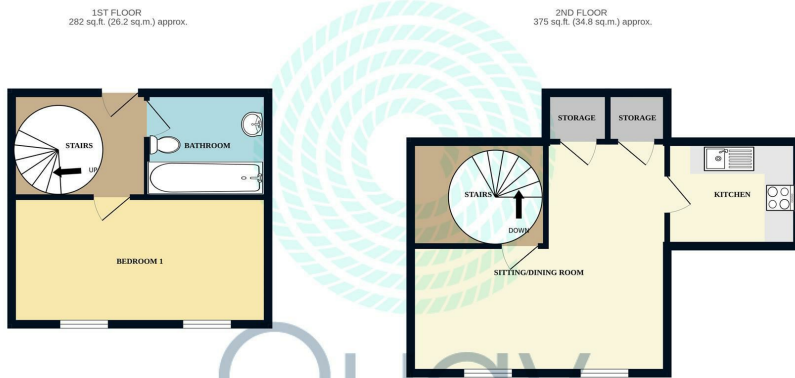
Material Information: A traditional construction with concrete floors, brick elevations and predominantly pitched, tiled roofs.

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

Broadband: Standard 13 Mbps 1 Mbps Good  
Superfast 76 Mbps 20 Mbps Good  
Ultrafast 1000 Mbp 100 Mbps

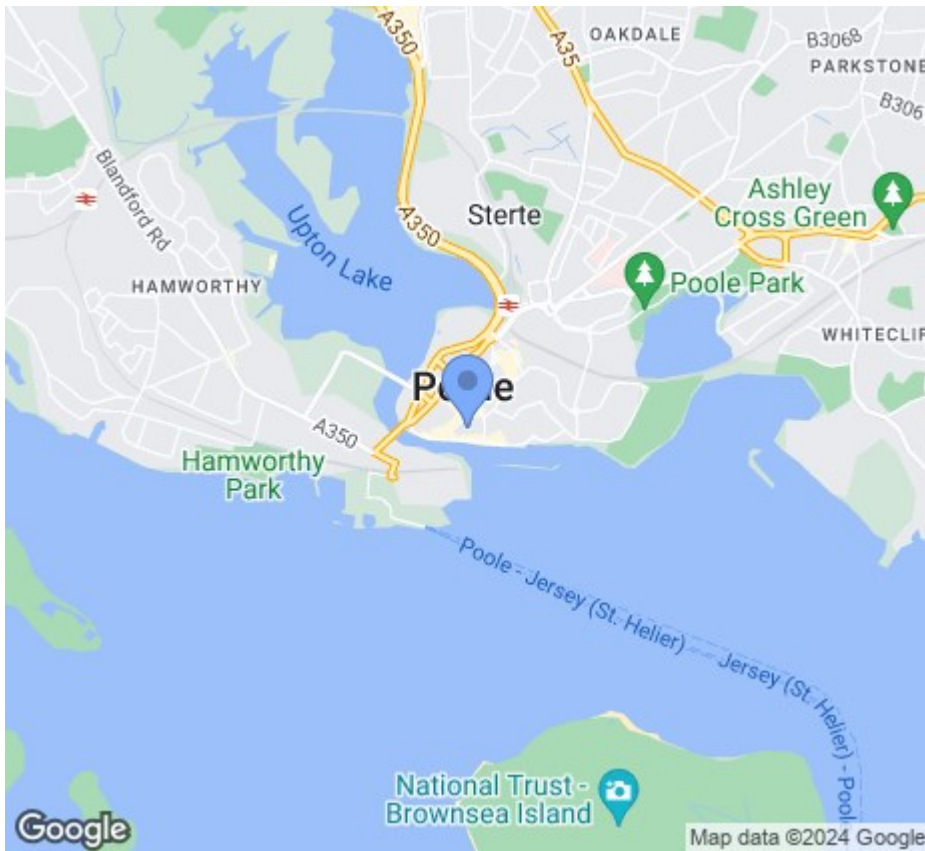






TOTAL FLOOR AREA: 656 sq.ft. (61.0 sq.m.) approx.  
 Measurements are approximate. Not to scale. Illustrative purposes only.  
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Quay  
LIVING



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	75	78
(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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