

01202 683444

Orchard Plaza, 41 High Street

Poole, Dorset, BH15 1EG

www.quayliving.co.uk



Flat 9, 17, Waterside Views Blandford Road

Poole, BH15 4AS

£179,950 Leasehold



- Top Floor FLat
- Light & Spacious Living Accommodation
- Contemporary Integrated Kitchen
- EPC C & Council Tax Band C
- Allocated Parking Space
- Two Double Bedrooms
- Walking Distance to Poole Quay
- Openplan Livingroom/Diner
- Well Presented Throughout
- No Onward Chain

A well presented two double bedroom top floor apartment constructed in 2012 and ideally situated a few 100 yards away from Poole Quay with its array of bar's and eateries. Hamworthy beach and park with stunning views over the harbour are also a short stroll away. The property benefits from open plan lounge/kitchen, modern bathroom and allocated off road parking. Further features include UPVC double glazing and gas central heating. Offered with NO FORWARD CHAIN, this modern flat would make an ideal investment purchase/first time buy.



HALLWAY 5'2" x 10'3" (1.59 x 3.13)

An inner lobby leads to the front door on the second floor of Watersides. A wooden front door leads into the hallway. Wood laminate flooring. Entryphone system. Storage cupboard with Glow.worm boiler. Radiator. Pendant light.

LIVING ROOM/DINER 12'5" x 10'1" (3.80 x 3.08)

Frontal aspect double glazed dormer window with radiator below. A spacious open plan configuration leads into the kitchen. Wood laminate flooring. Pendant light.

KITCHEN AREA 8'9" x 6'1" (2.67 x 1.86)

A smart range of white gloss, fitted wall cupboards, base units and drawers with matching white worksurfaces with inset twin-bowl sink and drainer. Electric cooker with gas hob over and stainless steel extractor hood. Space for a Integrated fridge/freezer and washing machine. Tile effect flooring.

BEDROOM 1 14'5" x 10'5" (4.40 x 3.18)

Frontal aspect Dormer double glazed window. Wood laminate flooring. Radiator. Pendant light.

BEDROOM 2 10'3" x 7'9" (3.14 x 2.37)

Frontal aspect Dormer double glazed window. Wood laminate flooring. Radiator. Pendant light.

BATHROOM 6'4" x 6'1" (1.95 x 1.87)

A modern bathroom with three-piece suite. Recessed spotlighting, shower over bath with glazed shower screen and ceramic wall tiling. Hand basin with mixer tap. Shaver point. Push-button WC. White painted heated towel rail. Tile effect flooring.

TENURE

LEASEHOLD - From 2012 with 113 years remaining

EPC Rating C

COUNCIL TAX BAND B

GROUND RENT £250

SERVICE CHARGE £1569 (2024)

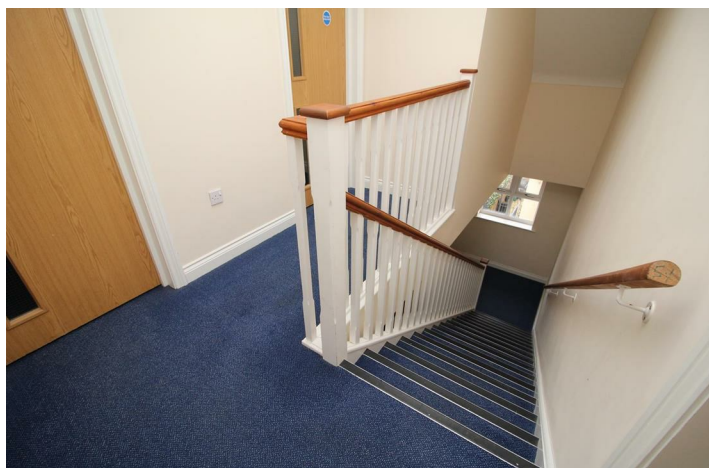
MATERIAL INFORMATION - STANDRAD BRICK CONSTRUCTION

ENVIRONMENT AGENCY FLOOD RISK - high risk of surface water flooding
medium risk of flooding from rivers and the sea
This information is not specific to a property.

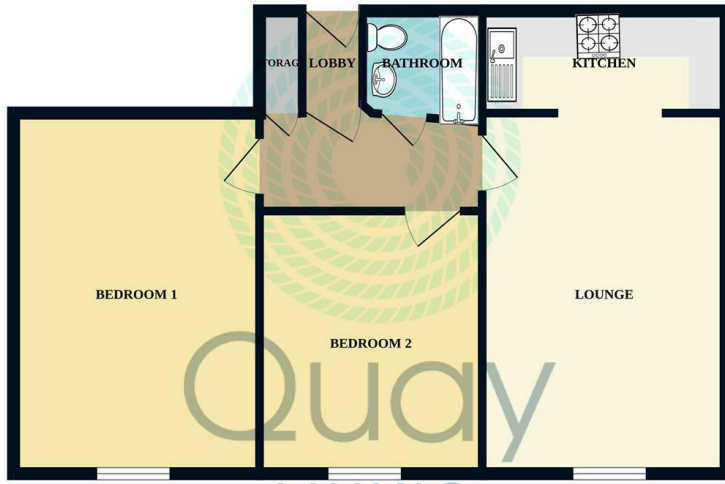
BROADBAND: Standard 12 Mbps 1 Mbps Good
Superfast 80 Mbps 20 Mbps Good
Ultrafast --Not available --Not available Unlikely

OUTSIDE

ALLOCATED PARKING SPACE FOR 1 CAR



GROUND FLOOR
628 sq.ft. (58.4 sq.m.) approx.



TOTAL FLOOR AREA: 628 sq.ft. (58.4 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Metropix 02024



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