

01202 683444

Orchard Plaza, 41 High Street
Poole, Dorset, BH15 1EG

www.quayliving.co.uk



22 Catalina Drive

Poole, BH15 1UZ

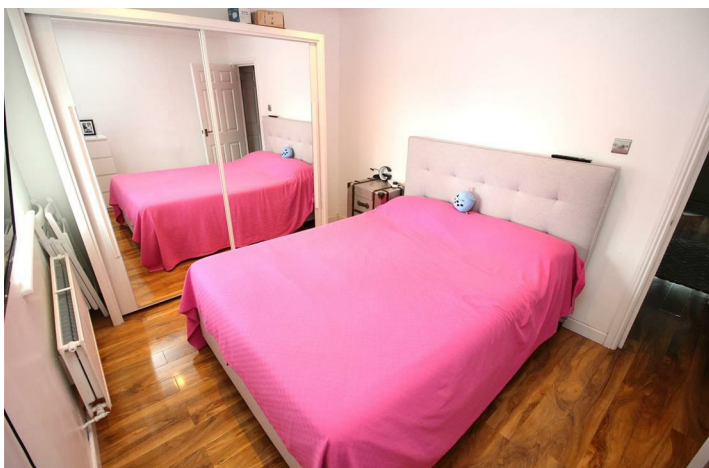
£175,000 Leasehold



- Two Bedroom Apartment
- Baiter Park Location
- Council Tax Band B
- Pets Permitted
- Well Presented Throughout
- Top Floor Flat
- Allocated Parking Space
- EPC Rating C
- Double Glazing & Central Heating
- No Onward Chain

This immaculate 2-bedroomed top floor apartment is perfectly situated within a quiet cul-de-sac in the highly desirable residential area of Harbourside Park.

Built on the shores of Poole Harbour, Harbourside Park has a tranquil, suburban feel but is no more than 10 minutes stroll to the amenities of Poole's town centre and the restaurants and pubs of the historic Quayside. A level walking and cycling path winds its way around the north shore of the harbour, linking Baiter Park with Poole Quay to the west and Whitecliff Park to the east.



Entrance Hall 4'2" x 6'6" (1.28 x 2.00)

A wooden front door leads into an open plan hall area connecting the living room diner. Wood laminate flooring. Hallogen lighting. Radiator

Living Room/Diner 15'4" x 10'5" (4.69 x 3.18)

Rear aspect UPVC. A light and spacious living area leads to the kitchen area. A fully fitted kitchen with a range of fitted wall cupboards, base units and drawers with contrasting granite-effect worksurfaces with inset twin-bowl sink and drainer. Electric cooker with ceramic hob over and stainless-steel extractor hood. Space for a fridge/freezer and washer/dryer. Part Tiled flooring connects to the living area wood laminate flooring area. Recessed ceiling spotlights. Radiator.

Bedroom One 13'1" x 9'5" (4.00 x 2.88)

Front aspect UPVC. Wood laminate flooring. Radiator. Hallogen lighting.

Bedroom Two 9'10" x 6'0" (3.02 x 1.83)

Rear aspect UPVC. Wood laminate flooring. Radiator. Boiler cupboard & Biasi Boiler

Bathroom 9'7" x 6'0" (2.94 x 1.83)

This stylish bathroom showcases thoughtful design and functionality. Generously sized and attractively tiled, featuring a P-Shaped Modern Shower Bath Suite, a contemporary feature round wash basin with wall-mounted mirror over, a concealed cistern low level WC and bidet. Chrome heated towel radiator. Feature partially tiled walls and floor. Recessed ceiling spotlights. Extractor fan.

Outside

One Allocated Parking Space conveniently situated on approach to the communal entrance.

Tenure

Leasehold - with 963 Years remaining.

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

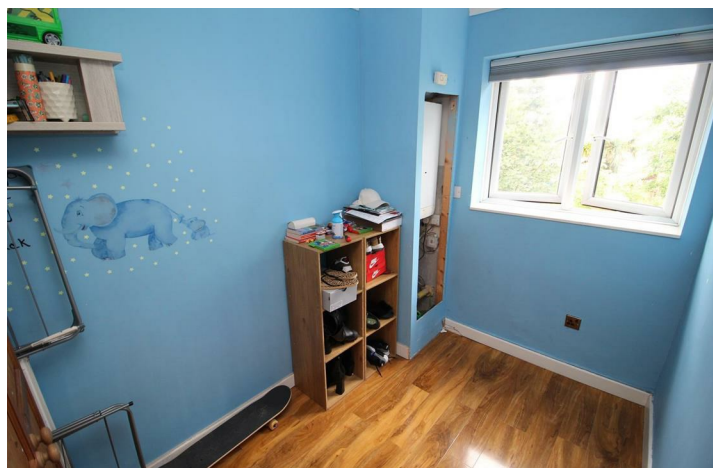
Service Charge £2000 Pa (2024)

Ground Rent £180 Pa

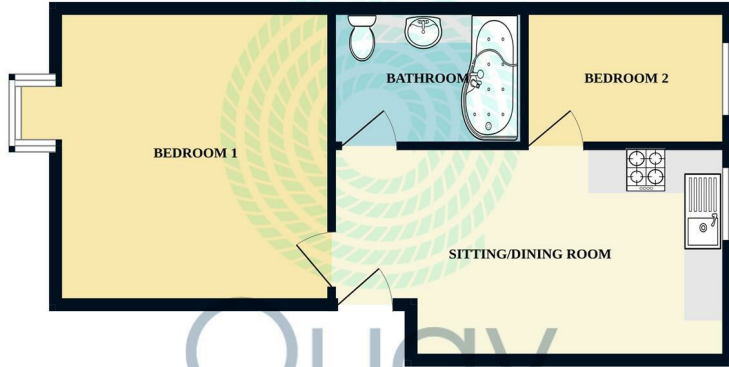
EPC Rating C

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

Broadband: Standard 11 Mbps 1 Mbps Good
Superfast 57 Mbps 12 Mbps Good



TOP FLOOR
458 sq.ft. (42.5 sq.m.) approx.



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TOP FLOOR FLAT
TOTAL FLOOR AREA: 458 sq.ft. (42.5 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Miroplan 2024.



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