

01202 683444

Orchard Plaza, 41 High Street

Poole, Dorset, BH15 1EG

www.quayliving.co.uk



Flat 4, 31, Coral Grange Sea View Road

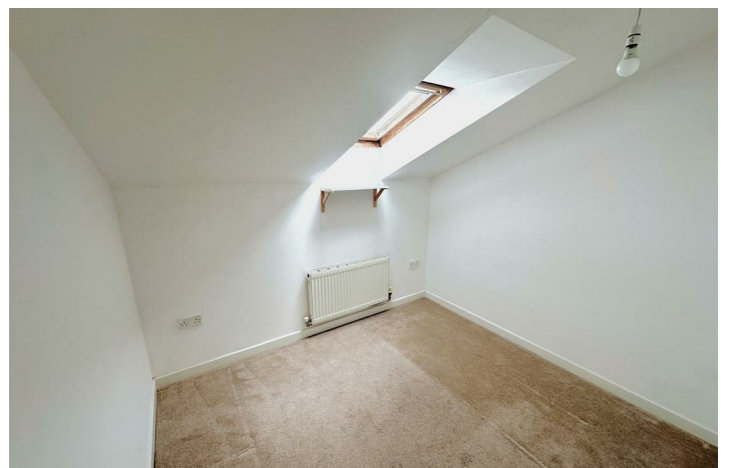
Poole, BH12 3LJ

£210,000 Leasehold



- **First Floor Apartment**
- **Well proportioned Living Accomodation**
- **Further Visitor Parking**
- **Double Glazed with Central Heating**
- **EPC Rating C**
- **2 Double Bedrooms**
- **Allocated Parking Space**
- **Secluded Location Set back from the Road**
- **Council Tax Band B**
- **No Onward Chain**

A beautifully presented light and bright purpose built two double bedroom first floor apartment. Situated in a popular location in Parkstone, close to numerous amenities and offering easy access to both Poole and Bournemouth town centres. Leading into the hallway, the apartment is well presented throughout with well configured living accommodation to the front. A particular feature of the property is the bright and spacious dual aspect living room/diner, double glazed to side and front elevations. The hallway is central within the property and leads to the kitchen and bathroom with bedrooms to the rear aspect. Both bedrooms are of generous size with the master bedroom benefitting from fitted mirrored front wardrobes plus dual aspect windows. Bedroom 2 has a Velux window. The property has one allocated parking space plus further visitor parking spaces.



Communal Entrance Hall

Communal entrance hall via secure entry system and steps up to the first floor.

Hallway

A light and spacious entrance hall with grey wood effect laminate flooring. Doors off to principal rooms. Storage cupboard. Entryphone system. Loft access, part boarded.

Living Room/Diner 19'4" x 13'1" (5.9 x 4.0)

A bright and spacious dual aspect living room/diner, double glazed to side and front elevations. Carpet flooring. Radiator. Pendant light fitting.

Kitchen 7'2" x 6'10" (2.2 x 2.1)

The side aspect fitted kitchen is equipped with a range of fitted cupboard and base units with contrasting wood effect roll top work surfaces with inset sink and drainer with chrome mixer tap. Gas hob with stainless steel extractor hood and electric oven beneath. Space and plumbing for washing machine plus space for a fridge freezer. Worcester gas fired combination boiler plus double glazed window and grey wood effect paneled flooring.

Bathroom

The family bathroom features a white suite comprising paneled bath with mixer tap and shower over, pedestal wash hand basin, low level wc, partially tiled walls, grey wood effect paneled flooring and chrome heated towel rail.

Bedroom One 11'9" x 10'5" (3.6 x 3.2)

The master bedroom benefits from fitted mirrored front wardrobes plus dual aspect windows, with a Velux to the rear aspect. Radiator. Carpet flooring. Pendant light fitting.

Bedroom Two 36'1" x 26'6" (max measurements) (11.00m x 8.10m (max measurements))

Rear aspect Velux window. Radiator. Carpet flooring, Pendant light fitting.

Outside

The property has one allocated parking space plus further visitor parking spaces.

Tenure

Tenure - Leasehold Extended (169 years remaining)

Service Charge £1178- Pa (2024)

Ground Rent £310 (2024)

Council Tax Band C

EPC Rating C

Material Information: STANDARD BRICK CONSTRUCTION

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

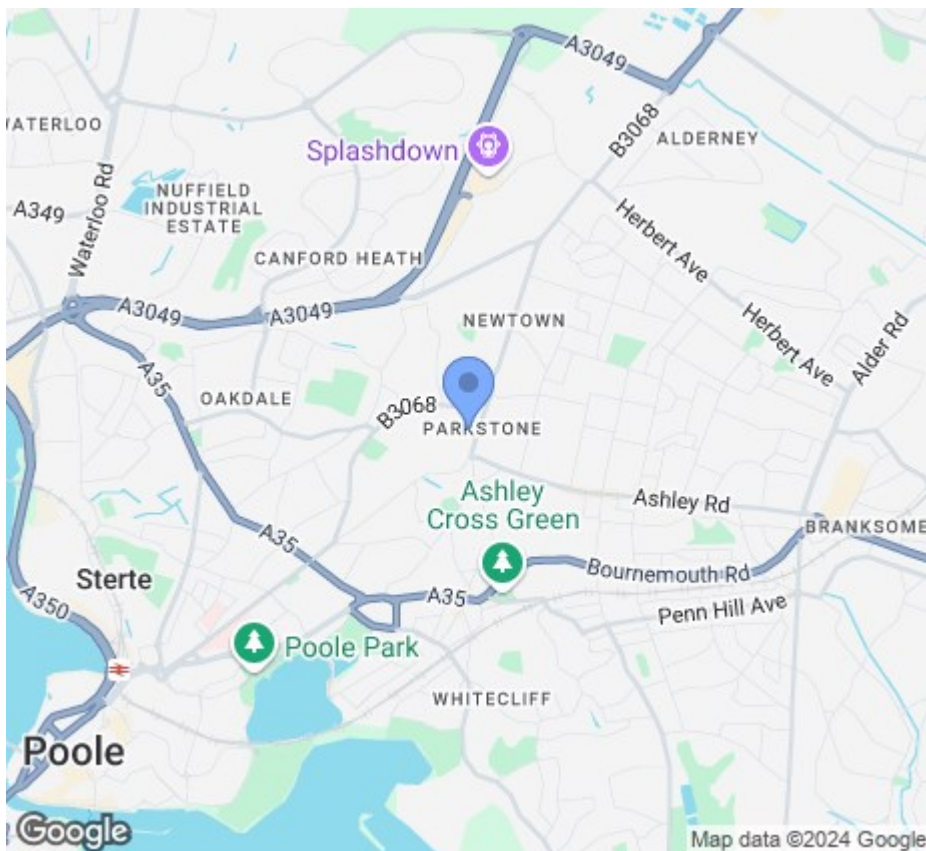
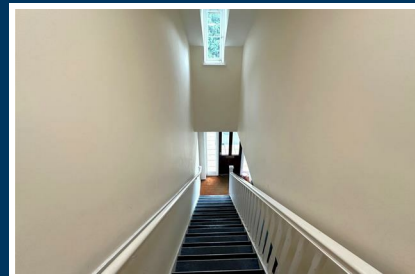
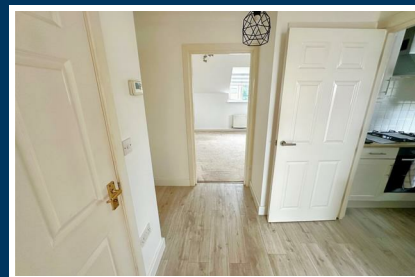
Broadband: Standard Standard 16 Mbps 1 Mbps Good
Superfast 80 Mbps 20 Mbps Good
Ultrafast --Not available --Not available



GROUND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only. Made with Metropix ©2024



| Energy Efficiency Rating | |
|---|----------------------------|
| Very energy efficient - lower running costs | Current: 78, Potential: 79 |
| (92-100) A | |
| (81-91) B | |
| (69-80) C | |
| (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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