

01202 683444

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

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31 The Metropolitan

Poole, Dorset, BH15 2FP

£209,950 Leasehold



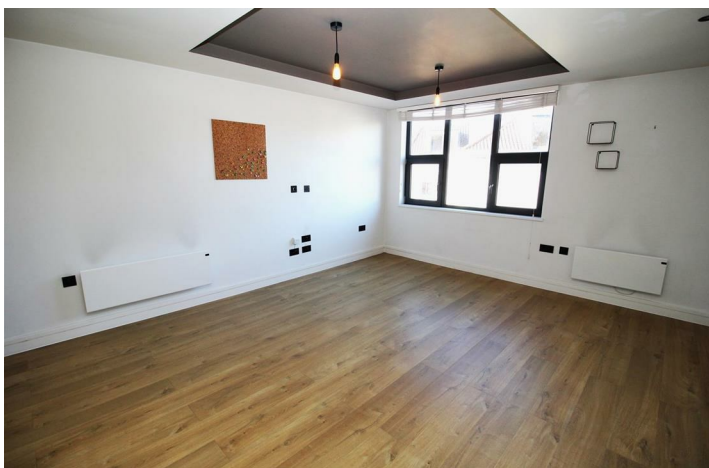


- Spacious & Contemporary Appartement
- 2 Double Bedrooms
- EV Fast Charger at Municipal Road
- One allocated Parking Space
- EPC Rating C
- Second Floor with Lift access
- Communal Gymnasium (currently under refurbishment)
- Close by to Poole Park & Ashely Cross
- Council Tax Band C
- No Onward Chain

A modern second floor apartment situated to the rear of the 'The Metropolitan' development, located opposite Poole Park and close by to cosmopolitan area of Ashley Cross with its bars and restaurants. The historical Poole Quay & harbour front are also close by with the nine miles of Sandbanks beaches being just a short distance away.

The stunning art deco architecture of the Metropolitan development was formerly the old police station, and since been transformed into 52 luxury apartments, This spacious property has been finished to a high-quality specification with a gated secure allocated parking space, and benefits from lift access as well as use of the fully refurbished gymnasium, which is now open.

The accommodation is well presented throughout with an open plan lounge, diner and kitchen area. two double bedrooms and the bathroom has a shower over the bath. No onward Chain.



### Hallway 11'5" x 8'5" (3.50 x 2.57)

A light and spacious entrance hall with recessed spotlights, wood laminate flooring. Doors off to principal rooms. Storage cupboard and boiler cupboard housing the hot water tank with space and plumbing for a washer dryer. Entryphone system. Electric wall mounted heater.

### Living room / Diner 17'4" x 14'4" (5.3 x 4.37)

Accommodating the kitchen area is a generous open-plan lounge/dining area. Immaculately decorated throughout with wood laminate flooring, a feature recessed ceiling with pendant light fittings surrounded by inset spot lights. Two electric wall mounted heaters.

### Kitchen Area

A well-appointed kitchen situated within the spacious open-plan lounge diner. Smart range of white stylish gloss, fitted wall cupboards, base units and drawers with a matching white stone worksurfaces with twin-bowl sink and drainer. Integrated electric cooker with ceramic hob over and stainless-steel extractor hood. Integrated fridge/freezer & dishwasher. Black tiled splashback & ceiling mounted spotlights.

### Bedroom 1 10'6" x 8'7" (3.22 x 2.64)

Rear aspect bedroom one features built-in double wardrobes, an electric wall mounted heater, carpet floor and inset spot lights.

### Bedroom 2 10'5" x 8'9" (3.20 x 2.69)

Bedroom two sits alongside bedroom one, also to the rear aspect, with an electric wall mounted heater, carpet floor and inset spot lights.

### Bathroom 7'4" x 5'3" (max) (2.24 x 1.62 (max))

A stylish 'L' shaped bathroom featuring bath with shower over with an additional hand held shower attachment, a contemporary round wash basin vanity

unit with wall-mounted mirror over, a concealed cistern low level WC., a black heated towel radiator. Feature tiled walls and floor. Inset spotlights. Extractor fan.

### Outside

One gate secured allocated parking space. Directly situated opposite Poole Park. A EV fast Charging station is situated in Municipal Road alongside The Metropolitan.,

### Tenure

Leasehold for a term of 125 years from 2015 with 115 years unexpired.

EPC Rating D

Council Tax Band C

Service Charge £1700.34 (2024/5)

Ground Rent £250 (2024/5)

Material Construction : Traditional stone faced construction with mansard & predominantly flat roof.

Broadband speeds available : Standard 15 Mbps 1 Mbps Good

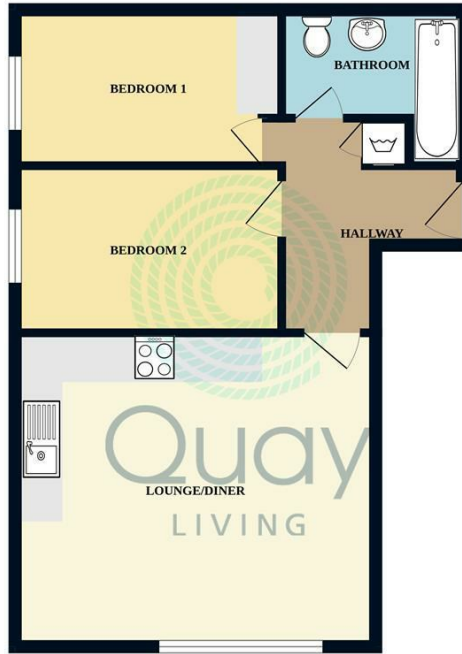
Ultrafast 1000 Mbps 1000 Mbps

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

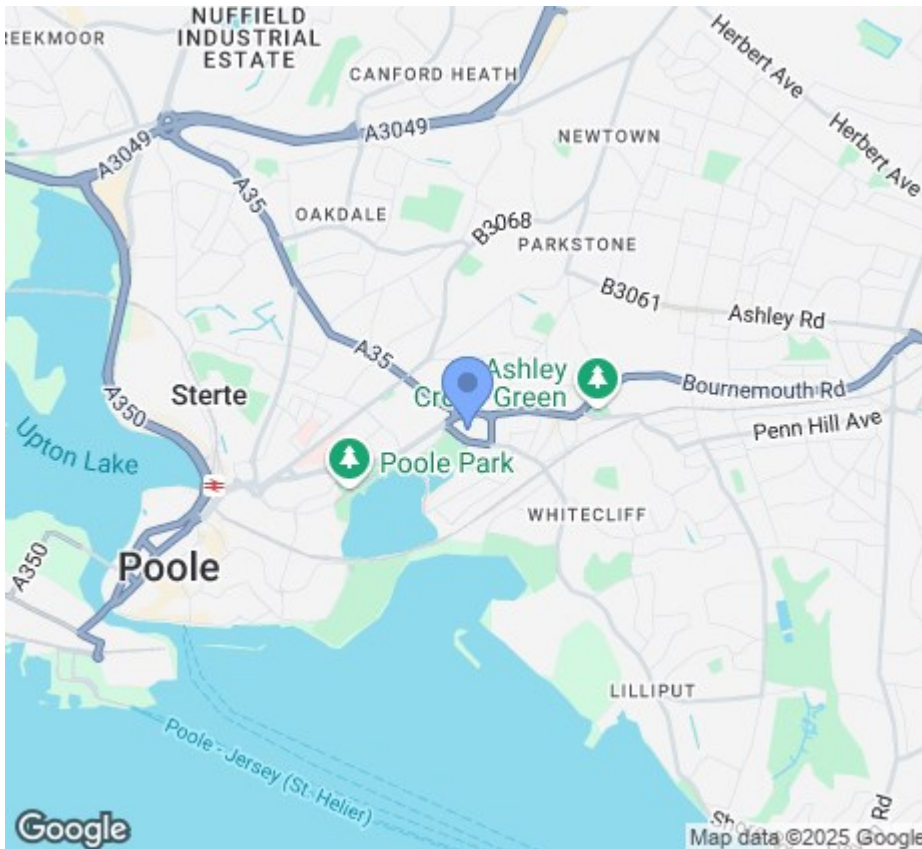
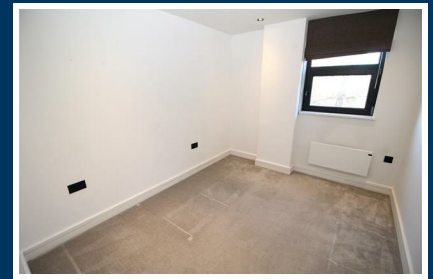




## SECOND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.  
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Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) 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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