

**FOR SALE**



**The Metropolitan, Poole**  
**£320,000**

  
**MARTIN&CO**

# The Metropolitan, Poole

£320,000

- 116 years on the lease
- £250pa ground rent
- service charge £1700 pa
- council tax band D = £2149pa
- **VIEWS OF THE BOATING LAKE!!**

This stylish & modern second floor apartment is presented in 'as new condition'! Overlooking Poole Park, the cricket pitch, the boating lake & the Purbecks, this property benefits from **TWO DOUBLE BEDROOMS BOTH WITH ENSUITE FACILITIES** & the master bedroom even has a private sun terrace! Offered for sale with no forward chain, the interior has a white colour scheme, with white panel doors, subway style tiling in the bathrooms & has laminate flooring throughout the ground floors whilst the upstairs bedrooms are carpeted.



ENTRANCE HALL Inset spotlights, laminate flooring.

LIVING ROOM Feature ceiling with inset panel, with a combination of inset spotlights & ceiling lights. Two double glazed windows to front aspect with far reaching views. Two wall mounted electric heaters, oak style laminate flooring, large built-in cupboard.

KITCHEN AREA Inset spotlights raised breakfast bar with ceiling lights above. Range of wall & base units with 'Corian' worktop over & metallic coloured tiled splashbacks. Cooker hood, 'Neff' electric hob, with 'Neff' oven beneath, integrated dishwasher, space & plumbing for freestanding fridge freezer, laminate flooring.

CLOAKROOM Inset spotlights, toilet, basin, heated towel rail style radiator. Tiled flooring & subway style tiled splashbacks.

LANDING Inset spotlights, wall mounted electric heater, large cupboard with shelving housing the hot water tank, space & plumbing for washing machine.

MASTER BEDROOM Inset spotlights, double glazed patio doors opening directly on to the sun terrace. Wall mounted heater.

SUN TERRACE With glazed panels & seating.

ENSUITE BATHROOM Stylish bathroom with automatic sensor feature lighting. The room is mainly tiled, with a bath with shower over, vanity unit with inset basin, toilet, heated towel rail style radiator, shaver point & tiled flooring.

BEDROOM TWO Inset spotlights, double glazed window to front aspect with far reaching views across the Park & to the Purbecks in the distance. Wall mounted heater.

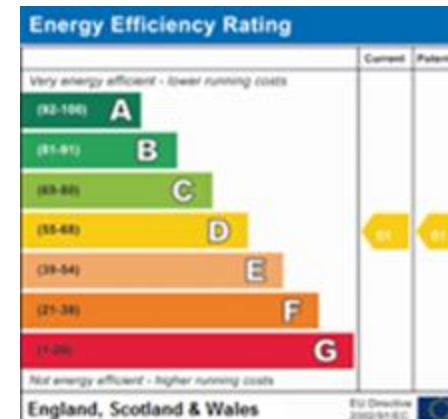
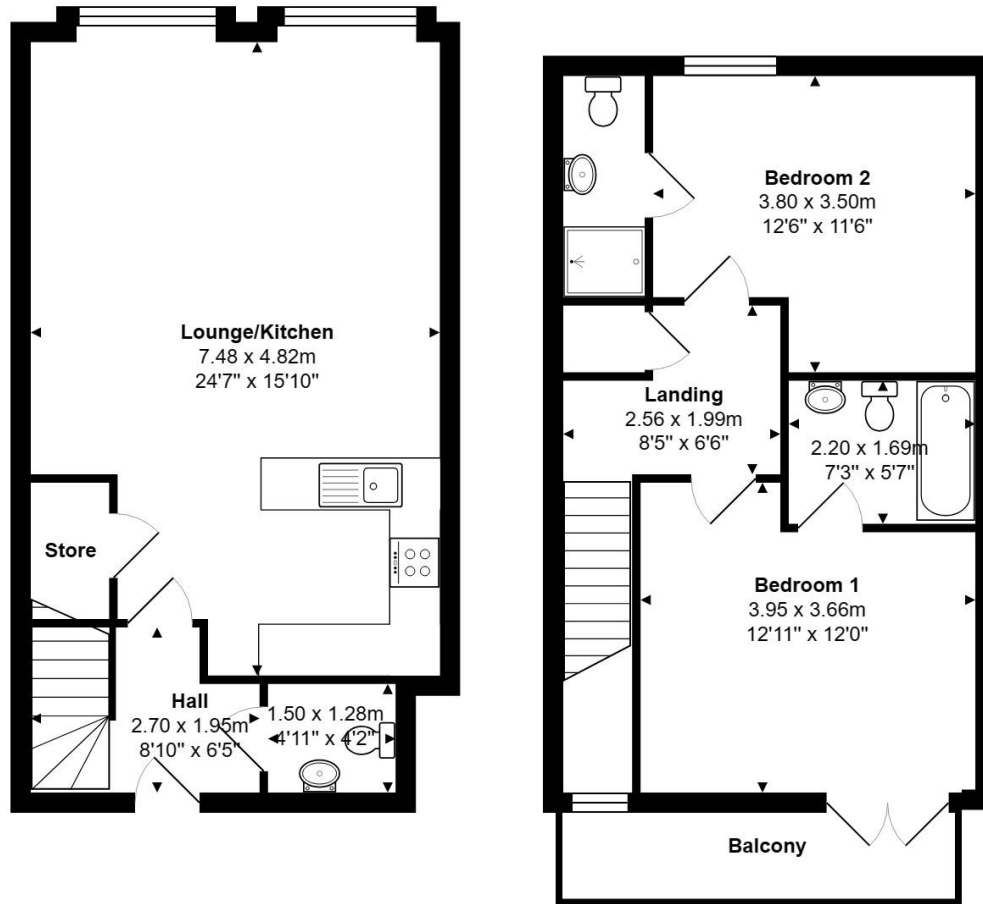
ENSUITE SHOWER ROOM Inset spotlights, large, enclosed shower cubicle with feature tiling, toilet & basin. Heated towel rail style radiator, shaver point, tiled flooring.

PARKING Allocated space in gated parking area.

RESIDENTS GYM Exclusively available to residents, currently being fully refurbished with all new equipment.

SECURE BIKE & STORAGE AREA





## Martin & Co Poole

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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

