

**FOR SALE**



**Lander Close, Poole**  
**£200,000**

  
**MARTIN&CO**

## Lander Close, Poole

£200,000

- NO FORWARD CHAIN
- close to Poole Quay!
- service charge £255 pa
- council tax band 'C' = £1909pa
- ground rent £100pa
- 960 years on the lease

Introducing this first-floor apartment located in the sought-after area of Baiter Park. Boasting a convenient location close to Poole Quay, this property offers the perfect blend of comfort and convenience. Step inside this light and airy apartment to discover an open plan living room and kitchen area, perfect for entertaining guests or relaxing after a long day. The private balcony is a wonderful spot to enjoy your morning coffee or soak up the sun. With two bedrooms, there is plenty of space for a growing family or those who enjoy having a home office. This low maintenance property comes complete with double glazing and gas central heating for year-round comfort. The allocated parking space means you never have to worry about searching for a spot after a long day. Situated within walking distance of Poole Old Town, you will have easy access to local supermarkets, schools, and the popular Dolphin shopping centre. The main bus station and Poole train station are also nearby.



FIRST FLOOR LANDING Ceiling light, airing cupboard with shelving & housing hot water tank, radiator.

OPEN PLAN LIVING ROOM & KITCHEN AREA 18' 5" x 15' 3" (5.63 max x 4.65 max) Ceiling light, loft hatch, two radiators, double glazed windows in bay, laminate flooring. (Kitchen area) Ceiling light, double glazed window to side aspect, wall mounted 'Baxi' gas central heating boiler. Archway looking into the living room, range of wall & base units with worktop over & tiled splashbacks. Stainless steel cooker hood, gas hob & electric oven beneath, space & plumbing for washing machine & fridge/freezer, tiled flooring.

TERRACE Timber construction balcony, with space for patio furniture, providing pleasant views across the development.

BEDROOM 12' 2" x 10' 5" (3.72m x 3.19m) Ceiling light, built-in double wardrobe with hanging rail & shelving, double glazed window to front aspect, radiator.

BEDROOM Ceiling light, double glazed door leading to terrace, further double-glazed window to side aspect, radiator.

BATHROOM Ceiling light, double glazed opaque window, the suite includes a bath with shower over, toilet & basin, with mirror, light & shaver point over. Tiled splashbacks, radiator.

ALLOCATED PARKING SPACE



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	70	75
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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## 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.