

Lander Close, Poole £200,000



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- 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 soughtafter 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 moming 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.

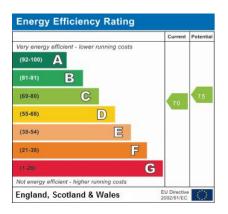
TERRACE Timber construction balcony, with space for patio furniture, providing pleasant views across the development.

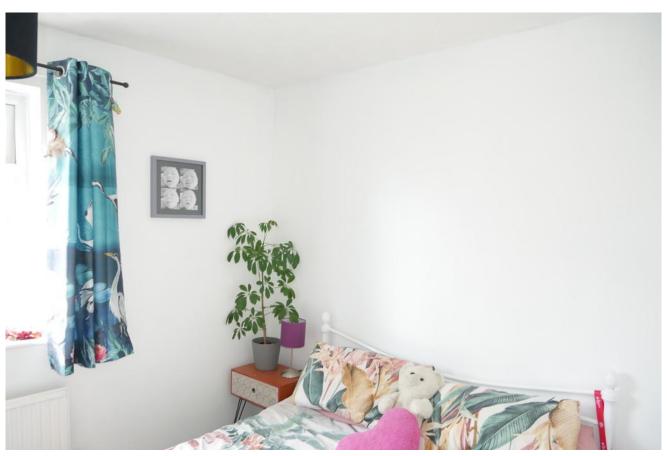
BEDROOM 12' 2" x 10' 5" (3.72m x 3.19m) Ceiling light, built-in double wardrobe with hanging rail & shelving, double glazed window to front aspect, radiator.

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









## Martin & Co Poole

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