

**FOR SALE**



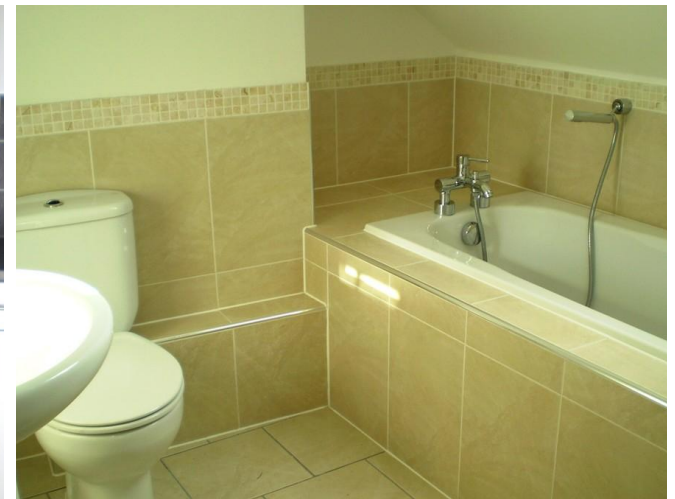
**Chestnut House, 127 High Street**  
**Offers In Region Of £150,000**

  
**MARTIN&CO**

**Chestnut House,  
127 High Street, Poole**  
Offers In The Region Of  
£150,000

- **\*\*\*INVESTORS ONLY PLEASE\*\*\***
- **POOLE TOWN CENTRE**
- **sloped ceilings in period building**
- **two double bedrooms**
- **service charge £3000 pa**

**\*\*\*AVAILABLE TO INVESTOR BUYERS\*\*\*** This two DOUBLE bedroomed apartment is in the heart of the town, with easy access to the High Street & a short walk to the Quay. The property currently achieves £775 pcm in rental income. There is a separate kitchen, large bathroom & 'Velux' style windows throughout.



ENTRANCE HALL Central ceiling lights, large storage cupboard housing boiler, secure entry phone, Velux style window, radiator.

LIVING ROOM 13' 2" x 12' 9" (4.02m x 3.90m) Central ceiling light, two Velux style windows, radiator.

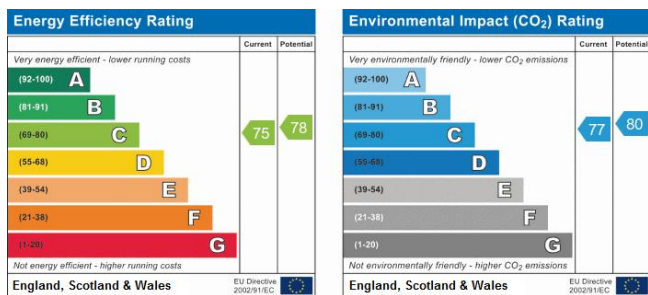
KITCHEN Central ceiling light, range of base units with worktop over, tiled splashbacks, Velux style window. Stainless steel cooker hood, gas hob & electric oven. Integrated fridge/freezer & washing machine. Radiator.

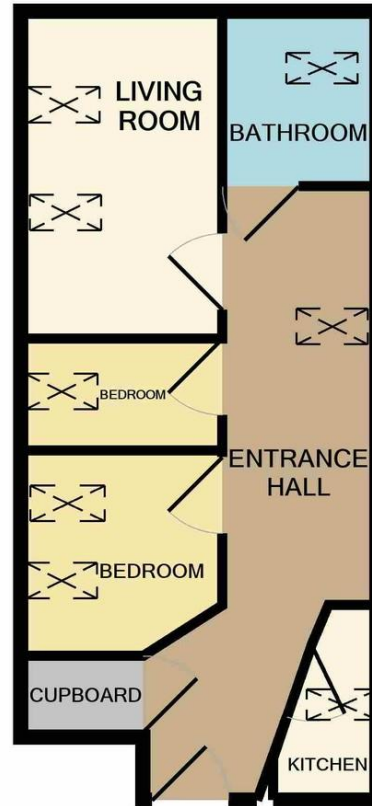
BEDROOM 14' 5" x 11' 2" (4.40maxm x 3.41m) Central ceiling light, two Velux style windows, radiator.

BEDROOM 11' 4" x 6' 7" (3.47m x 2.03m) Central ceiling light, Velux style windows, radiator.

BATHROOM Central ceiling light, extractor fan, Velux style window, bath with tiled splashbacks. W/C with mirror & light over, heated towel rail style radiator, tiled flooring.

AGENTS NOTE Please be aware the property is accessed via steep staircases & there are some sloped ceilings in the property.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
 Made with Metropix ©2020

## Martin & Co Poole

117 Commercial Road • • Poole • BH14 0JD  
 T: 01202 710171 • E: poole@martinco.com

# 01202 710171

<http://www.poole.martinco.com>



**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. **Mortgage & Financial Advice:** The Martin & Co mortgage service is provided by London & Country Mortgages the UK's largest Independent Fee-Free mortgage broker of Beazer House, Lower Bristol Road, Bath, BA2 3BA. Authorised and regulated by the Financial Conduct Authority. Their FCA number is 143002. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.** Full written quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18. If you are making a cash offer, we shall require written confirmation of the source and availability of your funds in order that our client may make an informed decision

