



Canaway Court, 6-12 Wimborne Road, Poole, BH15 2BU

O.I.E.O

- Third Floor Studio Apartment
- Juliet Balcony
- Remainder Of 10-Year Builders Warranty
- Bike Storage
- Electric Heating
- Immaculate Presentation
- Contemporary Kitchen & Bathroom
- Close To Amenities & Bus Routes
- UPVC Double Glazing
- Viewings Recommended!

**£140,000**

# Canaway Court 6-12 Wimborne Road, Poole BH15 2BU

CONTEMPORARY THIRD FLOOR STUDIO APARTMENT / JULIET BALCONY WITH FLOOR TO CEILING WINDOWS / MODERN KITCHEN & BATHROOM >>> Greys Estate Agents are delighted to offer for sale this immaculately presented third floor studio apartment only built in 2023 in Canaway Court, Poole. The property comprises; lounge / kitchen / bedroom, bathroom and a large storage cupboard. Further benefits include a juliet balcony, bike store, secure entry system, UPVC double glazing, and electric heating. Please note, this property does not come with allocated parking; however, residents are able to apply for a local authority parking permit for on-street parking, subject to the relevant council terms and availability. The property can also be left in furnished condition, subject to negotiation. For further information, or to arrange a viewing, please contact Greys of Parkstone.



Council Tax Band: A

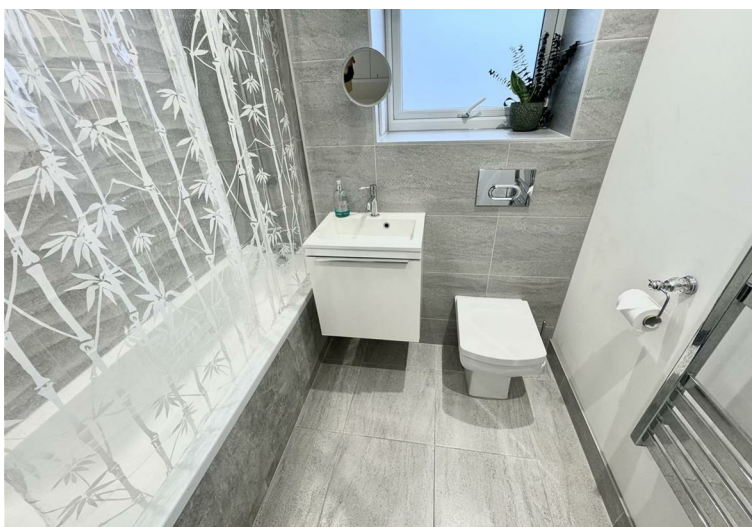


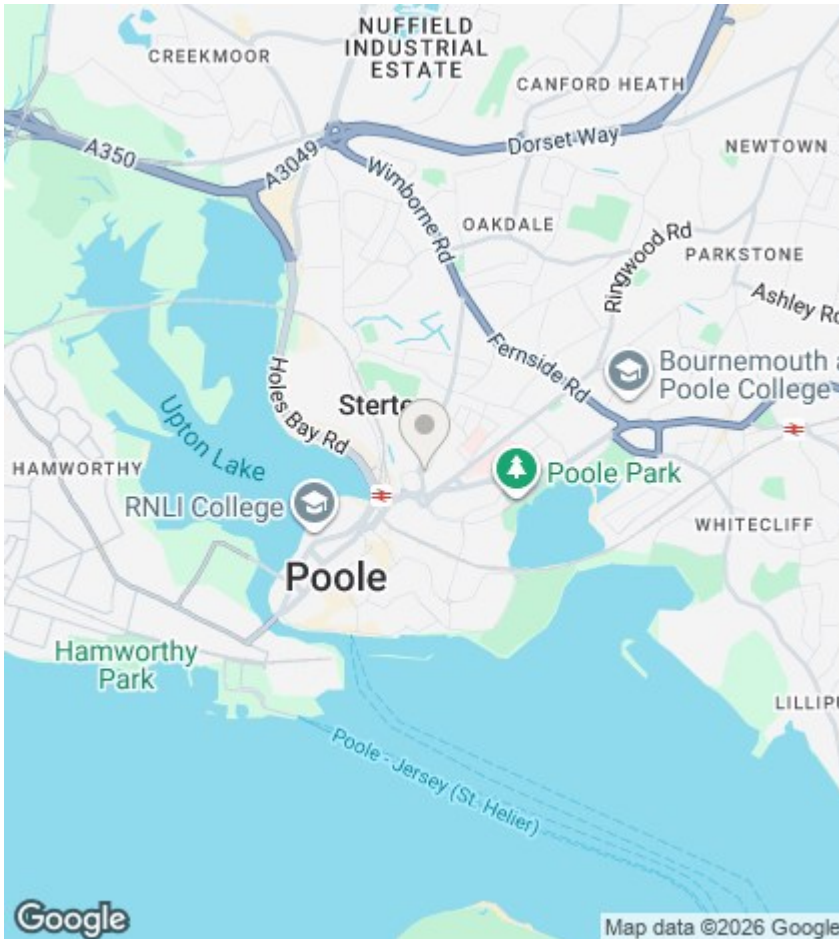
**Lounge / Kitchen / Bedroom**  
(4.90m x 4.75m)

**Bathroom**  
(2.00m x 1.70m)

**Storage Cupboard**  
(2.05m x 1.25m)

**Tenure**  
Leasehold - 997 Years Remaining  
Service Charge - £1,000 p/a  
Ground Rent - N/A





### Agents Note

Whilst every attempt has been made to ensure the accuracy of details and measurements contained in these particulars, they are not to be relied upon especially when potential cost could be incurred. No appliances have been tested so the agent cannot verify that they are in working order. The agent has not seen any legal documentation to verify the legal status of the property. This must be verified by your chosen solicitor.

### Viewings

Viewings by arrangement only. Call 01202 749390 to make an appointment.

### EPC Rating:

B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		89	89
(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	

