

**72 Sterte Court,  
Sterte Close, Poole, BH15 2AX**

**Auction Guide  
Price: £70,000  
Leasehold**



**\*\*\* For Sale By Online Auction. Pre-Auction Offers Considered \*\*\***

**A one double bedroom second floor apartment forming part of a purpose built block set with attractive and well tended communal gardens and enjoys partial views towards Holes Bay. The property is presented in lovely condition throughout having been updated in recent years and comprises hallway, sitting room, sun lounge, modern fitted kitchen, double bedroom and a contemporary bathroom. Offered for sale with vacant possession.**

**LOCATION** The property is situated on the edge of the inner harbour and to the front of the block are dedicated pedestrian and cycle paths giving access to Upton Country Park, Poole Quay, Poole town centre and railway station.

**ACCESS VIA A SECURE COMMUNAL FRONT DOOR** Which opens into:

**COMMUNAL LOBBY** With lift and stairs giving access to all floors, number 72 can be found on the second floor.

**FRONT DOOR** Opens into:

**ENTRANCE HALLWAY** Entry phone, built in full height cupboard housing the hot water cylinder

**LOUNGE** 12' 10" x 12' 3" (3.91m x 3.73m) Wall mounted electric radiator, sliding double glazed door to:

**SUN ROOM** 14' x 7' (4.27m x 2.13m) Triple aspect floor to ceiling part fixed and opening windows with partial views towards Holes Bay and the Purbeck Hills beyond.

**KITCHEN** 8' 10" x 7' 10" (2.69m x 2.39m) Fitted with a range of modern high gloss units comprising base and wall mounted drawers and cupboards with complementary roll top worksurface areas having ceramic tiled splashbacks, one and a half bowl single drainer stainless steel sink unit with chrome swan neck mixer tap, stainless steel electric oven with four ring ceramic hob and extractor hood above, space and plumbing for an automatic washing machine, space for free standing fridge/freezer, built in larder cupboard with fitted shelving, double glazed side aspect window.

**BEDROOM** 12' 9" x 10' 3" (3.89m x 3.12m) Double glazed front aspect window.

**BATHROOM** Fitted with a modern white suite comprising panel enclosed bath with wall mounted Triton electric shower, rail and curtain, low flush WC, sink with mixer tap and storage drawers beneath, part ceramic tiled walls, extractor fan, wall mounted chrome ladder style heated towel rail.

**TENURE** Leasehold. 125 years from 1988.

**GROUND RENT** Peppercorn.



**SERVICE CHARGE** The service charge for the year 1<sup>st</sup> April 2024 to 31<sup>st</sup> March 2025 is £920.76 and the charges are quarterly with each quarterly charge being £230.19.

**PARKING** Parking is available by purchasing a residents permit from BCP council

**COUNCIL TAX BAND 'A'** This information has been supplied by Bournemouth, Christchurch and Poole Council, and we would suggest you verify this information prior to purchase.

**AUCTION INFORMATION** Buyers' fee applies. Auction Pack available upon request.

**Consumer Protection from Unfair Trading Regulations 2008.** 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. 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 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.

**Ref: 14193**



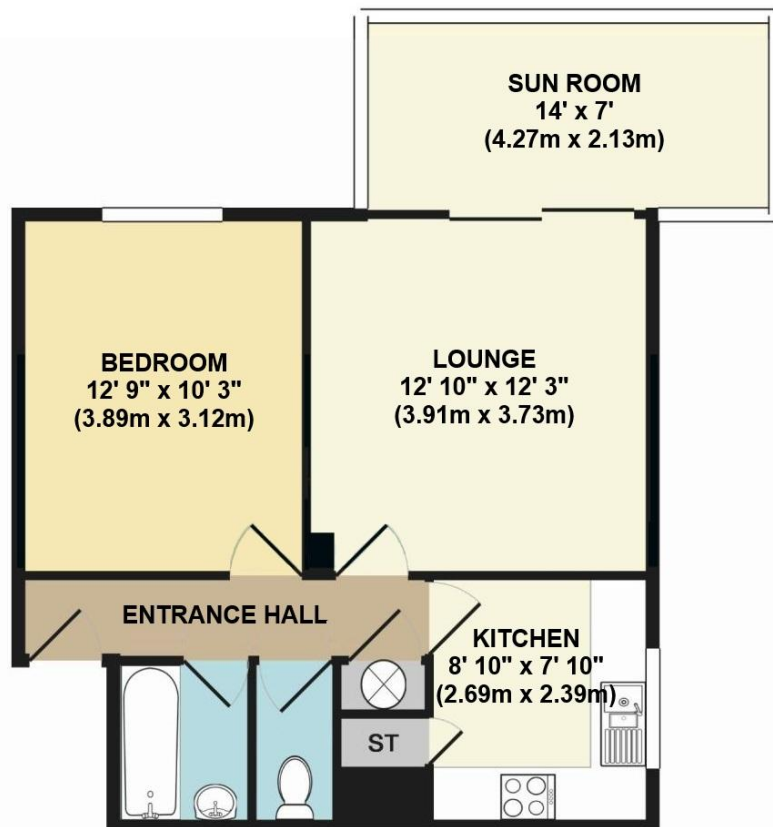
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		70
(39-54) <b>E</b>	39	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU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

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This property is for sale via Online Auction. This is a modern twist on the traditional auction room sale where buyers can bid for the property via an online platform. The auction will run for 3 hours on a set date and time chosen by the vendor of the property. The winning bidder, assuming the reserve is met, is legally bound to exchange on the property and pay a 10% deposit similar to a traditional auction house sale and they will have 28 days to complete, please check the legal paperwork to confirm deposit amount. Upon completion of a successful auction the winning bidder will be required to pay a non-refundable reservation fee of 3.6% inclusive of VAT of the winning bid in addition to the purchase price subject to a minimum fee of £5,940 inclusive of VAT. The auction is powered and carried out by Whoobid and is subject to terms & conditions which will form part of the auction pack which will be available to download for free once produced by the vendors legal representatives. We strongly recommend that you review the legal documents prior to bidding and seek legal advice. PLEASE REMEMBER THAT THE RESERVATION FEES ARE PAYABLE IN ADDITION TO THE SALE PRICE. Fees paid to the auctioneer may be considered as part of the chargeable consideration and may attract stamp duty liability. Bidders will be required to register in order to download the 'legal pack', if you choose to bid on the property, you will be required to complete further identity checks for anti-money laundering purposes and provide card details before you are able to place a bid. Properties may be sold prior to public auction if an offer is accepted by the vendors.

**\*\*Guide price** - This is an indication of the seller's minimum expectations at auction and is not necessarily the figure the property will achieve but acts as a guide, prices are subject to change prior to the auction.

**\*\*Reserve price** - Most auctions will be subject to a reserve price, if this figure is not achieved during the auction, then the property will not be sold. In normal circumstances the reserve price should be no more than 10% above the guide price.



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