



Connells

The Courtyard Prosperous Street
Poole



Property Description

Welcome to The Courtyard - a rare opportunity to purchase this well-presented ground floor apartment. Situated within a modern and well-maintained development, this spacious flat offers a fantastic combination of convenience, comfort, and practicality.

The apartment features two generous double bedrooms, making it ideal for first-time buyers, downsizers, or investors alike. The open plan kitchen and living area creates a sociable and functional space, perfectly suited for modern living. Designed with everyday convenience in mind.

The building itself has been well looked after, providing peace of mind for future owners. Being sold with no onward chain, the process is made simple and straightforward, allowing for a smooth purchase.

Further highlights include:

Ground floor position for easy access

Light and spacious accommodation

Excellent rental history - great potential investment opportunity

Well-kept communal areas

Located in a desirable position, The Courtyard offers excellent access to local amenities, transport links, and green spaces, making it an ideal choice for a wide range of buyers.

Entrance Hall

3 x built in storage cupboards with combi boiler and laminate flooring

Lounge

10' 7" x 12' 7" (3.23m x 3.84m)

Front aspect double glazing with radiator, laminate flooring and open plan to kitchen

Kitchen

6' 3" x 10' 7" (1.91m x 3.23m)

Tiled floor with wall and base units, tiled over counter, built in fridge freezer, gas hob & oven, free standing washing machine and dishwasher

Bedroom 1

11' 8" x 10' 4" (3.56m x 3.15m)

Side aspect double glazing with radiator, laminate flooring and built in wardrobe

Bedroom 2

8' 2" x 11' 9" (2.49m x 3.58m)

Side aspect double glazing with radiator, laminate flooring

Bathroom

5' 7" x 7' 5" (1.70m x 2.26m)

3 piece, heated towel rack, tiled floor and around bath, mains shower over bath plus WC & WHB









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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689 Wimborne Road
BOURNEMOUTH BH9 2AT

EPC Rating: C Council Tax
Band: B

Service Charge:
1054.00

Ground Rent:
150.00

Tenure: Leasehold

view this property online connells.co.uk/Property/WIN307286

This is a Leasehold property with details as follows; Term of Lease 199 years from 25 Mar 2008. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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