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Ground Floor Flat, 7 Daylesford Close, Whitecliff, Poole, BH14 8DY

Guide Price £375,000



Ground Floor Flat

Daylesford Close

Bright and spacious two-bedroom ground floor apartment with its own private entrance located in a cul de sac in a sought-after position just 180 metres from Whitecliff Harbourside Park and within walking distance of the Harbour and the Coast coffee shop and brunch bar. This apartment is one of just two apartments in the building and has the benefit of its own South and Westerly front garden.

- Spacious ground floor apartment of 964 sq. ft.
- Private entrance
- South and Westerly front garden
- Approx. 180 metres from Whitecliff Harbourside Park
- Garage and driveway
- Holiday let's not permitted
- Pets are considered under Licence
- Leasehold with a criss-cross freehold arrangement
- Lease Term: 999 years from 29 September 1964
- Council Tax Band C: £2133.33
- Service charge: running costs are split 50/50 between the two flats on an as and when required basis. The ground floor and first floor flats cover their own buildings and contents insurance
- EPC Rating: D



ABOUT THIS PROPERTY

Occupying the ground floor of a building comprising just two apartments, this raised garden apartment offers spacious and light-filled accommodation in a sought-after Whitecliff setting.

The property has undergone some redecoration by the current owner, creating a calm and contemporary interior. Glazing to all elevations is an unusual feature for an apartment and allows excellent natural light throughout.

A generous entrance hall with storage leads to two well-proportioned bedrooms, a family bathroom with separate bath and shower, and an adjacent WC. The bright kitchen provides a good range of fitted cupboards and integrated appliances.

The substantial dual-aspect living room offers ample space for both seating and dining areas, with direct access to the front garden. Predominantly paved, the South and Westerly front garden provides an attractive outdoor seating area, with glimpses towards Poole Harbour from the far end.

Decking runs along the side of the property and would now benefit from replacement, with a useful undercroft beneath providing additional outside storage. The apartment also benefits from its own garage and driveway parking.

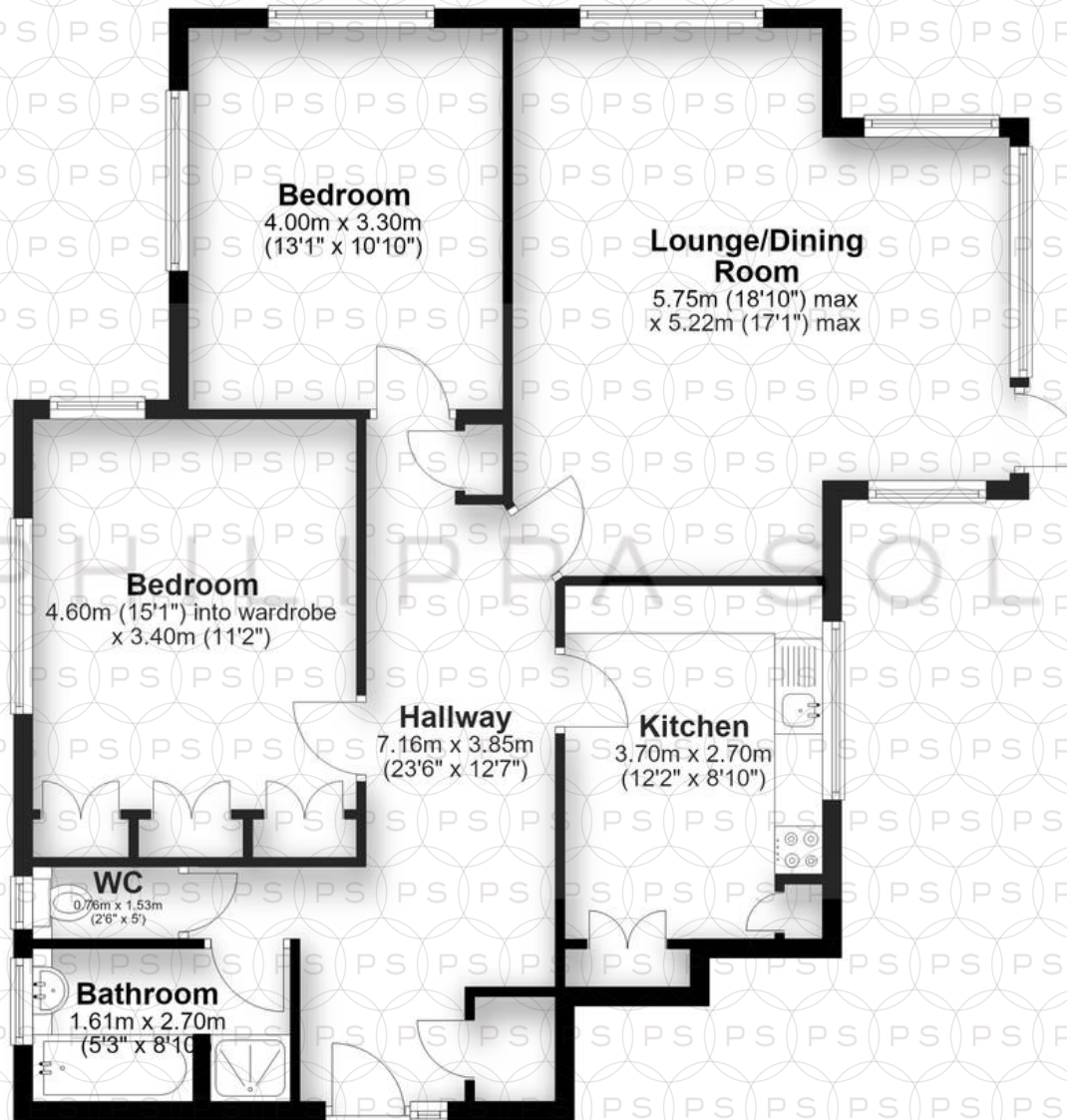
Agency note: the flat has a criss-cross lease where each flat owner owns the lease of their own flat and also owns the freehold interest in the other flat.

LOCATION

Set within a quiet Whitecliff cul-de-sac next to Harbourside Park and the waterfront. Lilliput, Canford Cliffs, Poole Park, Salterns Marina and Parkstone Yacht Club are all within easy reach, together with the beaches of Sandbanks and Bournemouth. The location is particularly well suited to those looking to enjoy harbour walks, sailing and water sports, while remaining well connected by local bus routes and nearby rail services from Parkstone and Poole.



Ground Floor



Total area: approx. 89.5 sq. metres (963.7 sq. feet)

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