



Flat 9, Canute House 11 Strand Street, POOLE, Dorset BH15 1EJ

£199,950 Leasehold

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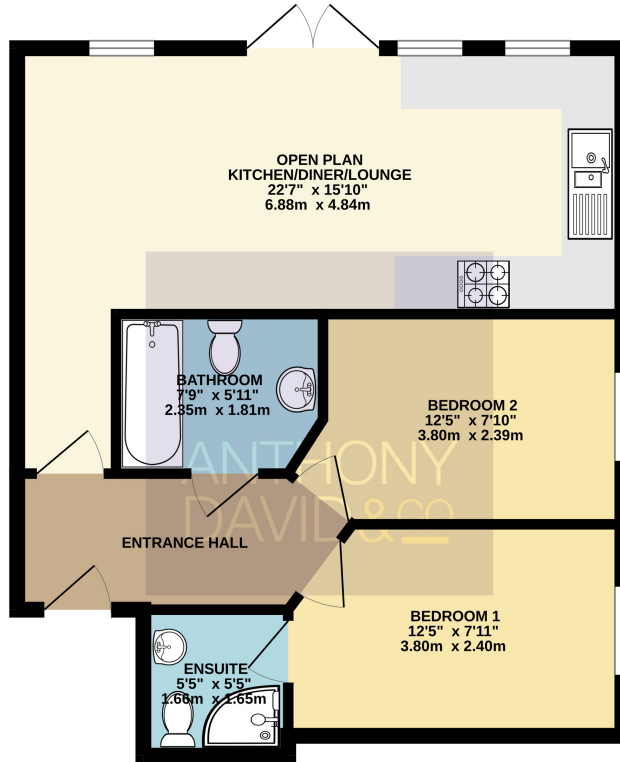
[www.anthonydavid.co.uk](http://www.anthonydavid.co.uk)

01202 677444

**\*\* NO FORWARD CHAIN \*\*** A fantastic third floor purpose built apartment ideally situated yards from Poole Quay with its assortment of bars and eateries. Poole Town centre with its array of shopping facilities and central transport links is also a level walk away. The property presents an ideal first time buy/investment purchase and internal viewing is a must to appreciate not only its superb location but also the modern accommodation on offer, which comprises: 22' lounge/kitchen, two double bedrooms, en-suite shower and further bathroom. Further features include: feature arch windows, gas central heating, UPVC double glazing and lift in block. Parking permit available to The Quay visitors car park for £143.80 per year

**ANTHONY  
DAVID & CO**

GROUND FLOOR  
560 sq.ft. (52.1 sq.m.) approx.



Entrance Hall 12' 6" x 4' 6" (3.81m x 1.37m)  
 Lounge/Kitchen/Diner 22' 7" x 15' 10" (6.88m x 4.83m) max  
 Bedroom One 11' 8" x 7' 11" (3.56m x 2.41m)  
 En-Suite Shower Room 5' 6" x 5' 5" (1.68m x 1.65m)  
 Bedroom Two 11' 4" x 7' 10" (3.45m x 2.39m)  
 Bathroom 7' 8" x 5' 7" (2.34m x 1.70m)  
 Tenure Leasehold - 125 years from 2021  
 Ground Rent £375 per annum  
 Service Charge £615 per half year  
 Reserve Fund £100 per half year  
 Council Tax Band B  
 Parking Available in The Quay visitors car park for £143.80 per year

TOTAL FLOOR AREA: 560 sq.ft. (52.1 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	77	81
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

Property Misdescriptions Act 1991  
 Property details contained herein do not form part of an offer or contract. Any measurements are included for guidance only and as such must not be used for the purchase of carpets or fitted furniture. We have not tested any apparatus, equipment, fixtures, fittings or services neither have we confirmed or verified the legal title of the property. All prospective purchasers must satisfy themselves as to the correctness and accuracy of such details provided by us. We accept no liability for any existing or future defects relating to any property.