



4, Tatnam Apartments, 147 Wimborne Road, Poole, Dorset BH15 2BS

£225,000 Leasehold

A well presented two double bedroom second floor apartment set within this Grade II listed building. The property is conveniently situated yards from local amenities, shops and schools, whilst Poole Town centre, Poole Hospital and Maternity unit are also close to hand. This unusually spacious property presents an ideal first time buy/investment purchase and internal viewing is highly advised to appreciate not only its fantastic location but also the accommodation on offer, which comprises: 24' open plan living, stylish kitchen area, two modern en-suite shower rooms and separate cloakroom. The property also has the benefit of an allocated parking space. Further features include: utility cupboard, some integrated appliances to kitchen, double glazed windows and gas central heating. Nearby Schools - Longfleet Primary, Oakdale Juniors and Poole High School.

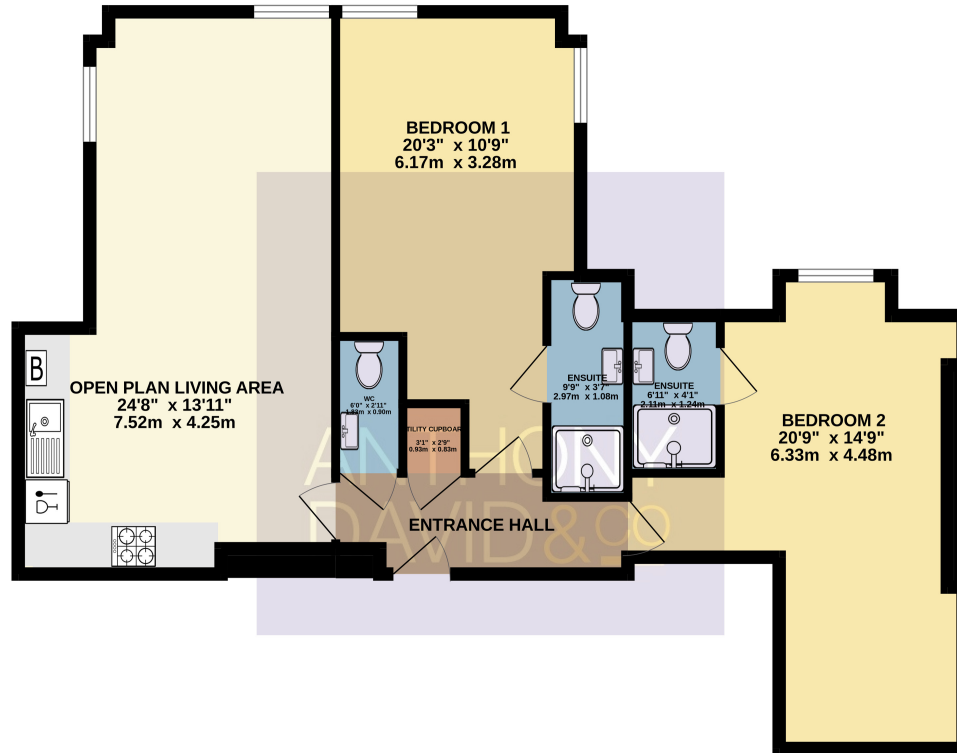
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**ANTHONY
DAVID & CO**

GROUND FLOOR
809 sq.ft. (75.1 sq.m.) approx.



Entrance Hall Doors to

Open Plan Living Area 24' 8" x 13' 11" (7.52m x 4.24m)

Bedroom One 20' 3" x 10' 9" (6.17m x 3.28m)

En-Suite Shower 9' 9" x 3' 7" (2.97m x 1.09m)

Bedroom Two 20' 9" x 14' 9" (6.32m x 4.50m)

En-Suite Shower 6' 11" x 4' 1" (2.11m x 1.24m)

Separate Cloakroom 6' 0" x 2' 11" (1.83m x 0.89m)

Parking Allocated space

Tenure Leasehold - 125 years from 2010 (111 years remaining)

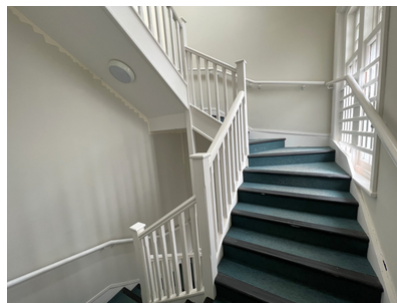
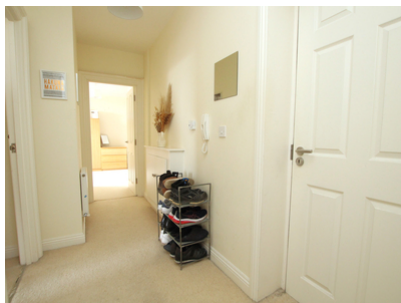
Service Charge £1100 per annum

Ground Rent £100 per annum

Council Tax Band B

TOTAL FLOOR AREA : 809 sq.ft. (75.1 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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