



Flat 6, 101 Newfoundland Drive, Poole,
Dorset, BH15 1YD

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LEASEHOLD £170,000

A spacious one double bedroom first floor apartment positioned within 500 metres of both Poole and Baiter Park, with the harbour beyond. The property is well appointed offering a private balcony, spacious open plan reception room, secure underground parking space and a brand-new shower room. Other benefits include fitted wardrobes in the master bedroom, large store cupboard, passenger lift to all floors, bike store and is being offered vacant with no forward chain.

- A spacious one double bedroom first floor apartment positioned moments away from Baiter Park
- Private southeasterly facing balcony
- Generous open plan lounge/dining room and kitchen to include breakfast bar, wooden shaker style units with worktops above fan oven, hob and extractor above
- Large master bedroom with fitted wardrobe
- Modern newly fitted shower room with fully tiled walk-in shower, wash hand basin with storage unit above and wc
- Private and secure under croft parking bay
- Bike store
- Secure Entryphone system and passenger lift to all floors
- Large store cupboard with plumbing for washing machine and space for other utilities
- Double glazing and electric heating throughout
- Sold vacant with no forward chain!

The apartment is set in a convenient location with everything on the doorstep in the town centre such as shops, restaurants, bars and walks along the harbour and around Poole Park. Poole Park is just 500 metres away and Poole Quay is less than ½ a mile away offering leisure boat cruises around the Purbecks and a wide range of cafés, bars and restaurants. Other benefits include being on hand for the Poole Park run every Saturday morning, close to a local leisure centre with gym and pool, train and bus station along with National Express coach routes to London.

Maintenance charges: Approximately £1800 per annum

Ground Rent: £200

Buildings Insurance Approx £396.11 per annum for 2025

Lease End Date: 1st January 2130 -105 years remaining from 2025

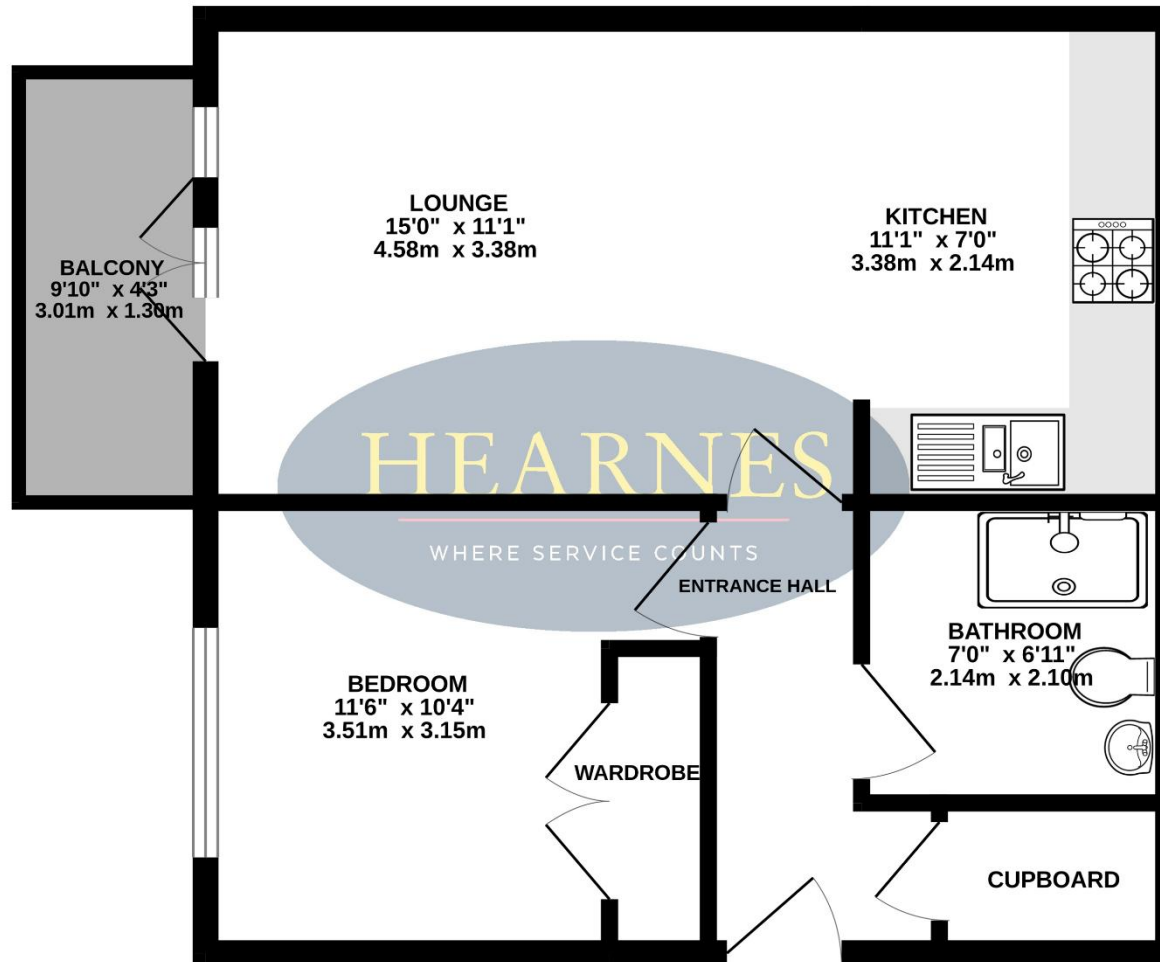
COUNCIL TAX BAND: B

EPC RATING: C

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



FIRST FLOOR
472 sq.ft. (43.9 sq.m.) approx.



TOTAL FLOOR AREA : 472 sq.ft. (43.9 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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