

**Voyager House, 225- 257 High Street,
Poole, Dorset, BH15 1DZ**



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LEASEHOLD £215,000

Conveniently located in Poole Town Centre, just a few hundred metres from the shops, bus and railway stations, is this superb and particularly spacious 2 double bedroom, second floor apartment. The flat is immaculately presented internally and has been used as a holiday home, by the current owners, since the block was developed in 2014. It offers a wonderful open plan lounge/kitchen/dining room with integrated kitchen appliances, stylish contemporary flooring, a superb bathroom and has had new double glazed windows installed. The home can be sold with the furniture and many of the fittings, via separate negotiations. A feature of this apartment are the high ceilings which provide a truly spacious feeling. It is also set with a southerly and westerly aspect, making it feel sunny and bright. Voyager House is situated in Poole Town Centre, just across the road from the Dolphin Shopping Centre with the High Street shops just beyond. It has a video entryphone system, attractive entrance lobby, passenger lift, and vehicle access is to the rear of the development via Seldown Lane.



- Immaculate 2 double bedroom second floor apartment with high ceilings
- Set on the second floor with passenger lift serving all floors
- Open plan kitchen/lounge/dining room with wood effect flooring and fully integrated appliances
- Attractive white gloss kitchen with complimentary work top, integrated oven, electric hob, extractor, fridge/freezer and dishwasher
- Stunning fully tiled bathroom with luxury sanitaryware, underfloor heating, vanity unit with inset wash hand basin and a shower over the bath with splash screen
- Low voltage spotlights throughout
- Secure parking at the rear (bay 24) accessed via Seldown Lane and further bicycle storage area
- Videx video entryphone system
- Heating via modern electric radiators
- Replaced double glazed windows
- Sold with no forward chain
- Voyager house is a modern development of 63 apartments, set out over 6 floors apartments, with modern entrance lobby, lifts to all floors and is set in the town centre of Poole



A convenient town centre location with shops, bus and rail stations a short walk away. Poole Quay is just 1km walk down the High Street offering leisure boat cruises around the Harbour and to The Purbecks & a wide range of cafes, bars and restaurants. Poole Park is within 500m

Term of Lease: 125 years from 2014 (114 years remaining)
Maintenance Charges: Approximately £1300 Per Annum
Ground Rent: £250 Per Annum

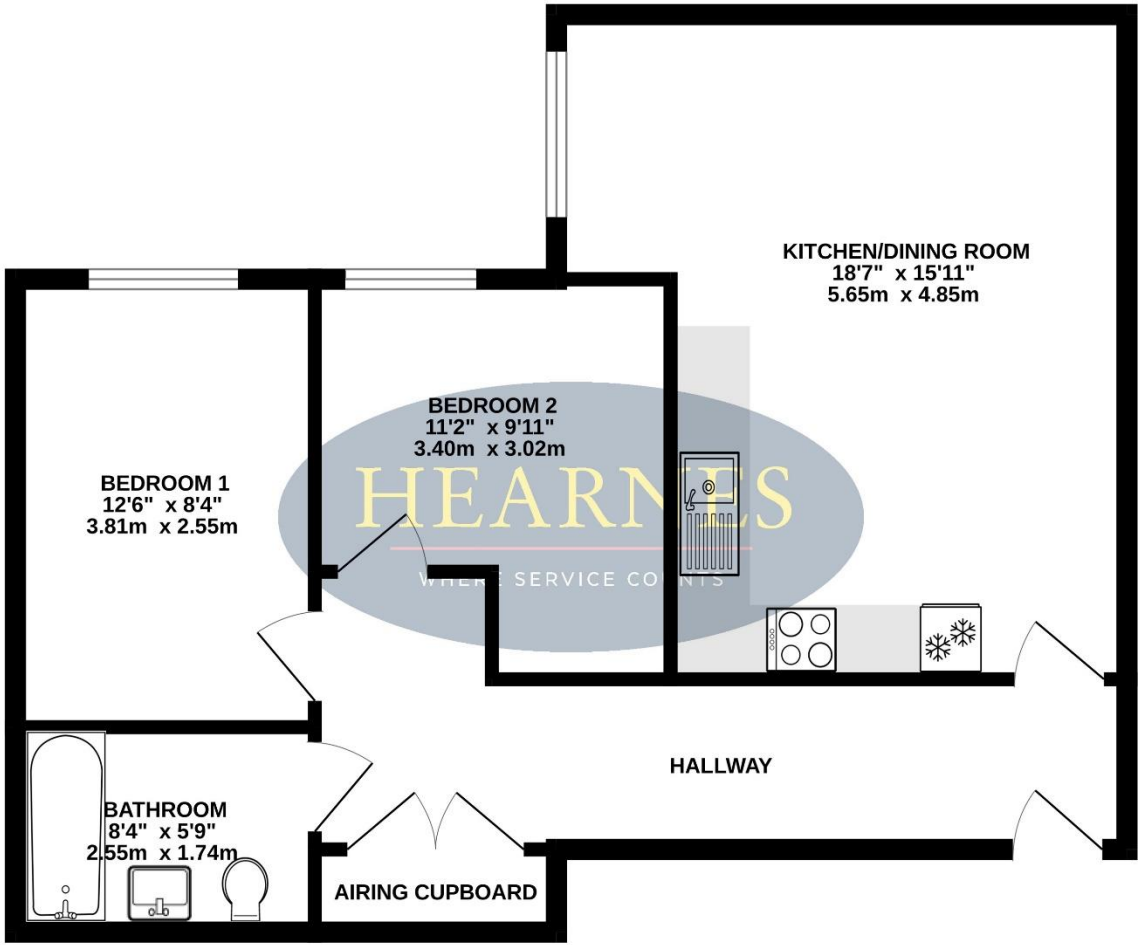
COUNCIL TAX BAND: C

EPC RATING: C

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



SECOND FLOOR
646 sq.ft. (60.0 sq.m.) approx.



TOTAL FLOOR AREA : 646 sq.ft. (60.0 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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