

Garden Quays, Pitwines Close, Poole, Dorset, BH15 1ES



HEARNES

WHERE SERVICE COUNTS

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LEASEHOLD PRICE £280,000

A superb three double bedroom, two bathroom duplex apartment offering 1258 sq ft of modern well presented accommodation to include a spacious kitchen/dining room leading to a private terrace, generous lounge, cloakroom, ensuite shower room, private undercover parking, gas central heating and double glazing. The current owners bought the property due to it being larger than the average houses in the area without the price tag! With the feel of a house, large floor to ceiling windows, and a community feel about it, this fantastic apartment was built by Aldi, approximately 10 years ago, during the redevelopment of the area. The property is set above the Aldi Store, which is at ground level and flat 9 is on the first and second floor. It has 2 access points including an entry phone and a lift from the main entrance as well as rear stair access which also has an entry phone.

- Duplex apartment set over 2 floors with large picture windows providing ample light to the property
- 3 double bedroom and 2 bathrooms (en-suite to master)
- Sun Terrace measuring
- Kitchen/dining room with a range of wood effect shaker style units with black work tops over and fitted with double oven, hob, extractor, dishwasher, fridge/freezer and space for washing machine
- Separate cloakroom set between the living areas
- Laminate floors in the entrance hall and reception areas
- Generous lounge with deep storage cupboard
- Gas central heating and double glazing
- First floor with entry phone and lift access
- Security entryphone system
- PIR-sensor stairwell for safety in the dark
- 2 large storage cupboards in the apartment
- Communal lockable bike storage on ground floor and communal bin store with code access system
- Under cover parking bay and further permit for a second car
- Part of a new Town Centre development idea – flats built above Aldi stores (currently very popular in Germany & UK)
- Pets allow with permission and fee charged

The apartment is superbly located approximately 800m from Poole Park, 600m from Baiter Park and beach, 600m from the High Street shops and restaurants in the town centre and 300m from Sainsburys. Poole Quay is less than 800m away offering leisure boat cruises around the Purbecks and a wide range of cafés, bars and restaurants.

Parking Bay – undercover – Bay 9

Lease: Approximately 108 years remaining Ground Rent: £150 per year
 Service charges: Approximately £2000 per year to include upkeep of building, buildings insurance, window cleaning, water and sewage

COUNCIL TAX BAND: D

EPC RATE: C

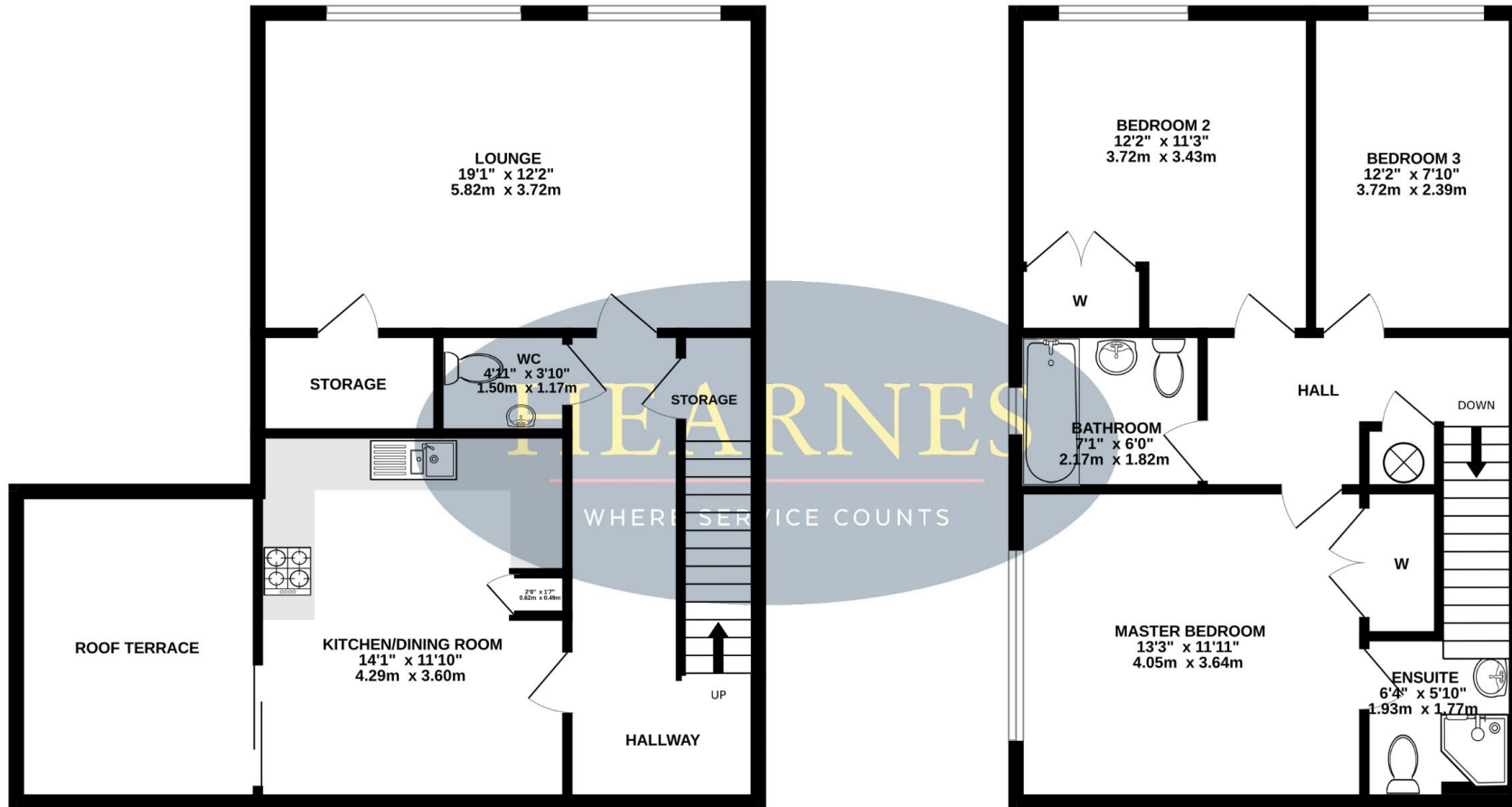
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnes Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.





GROUND FLOOR OF FLAT
684 sq.ft. (63.6 sq.m.) approx.

1ST FLOOR OF FLAT
574 sq.ft. (53.3 sq.m.) approx.



TOTAL FLOOR AREA : 1258 sq.ft. (116.9 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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