



6 EAST STREET, POOLE, DORSET BH15 1RY

£195,000

- NO FORWARD CHAIN
- LOW RISE DEVELOPMENT
- 16' LIVING ROOM
- BATHROOM & SEPARATE W.C.

- HEART OF POOLE LOCATION
- FIRST FLOOR APARTMENT
- TWO DOUBLE BEDROOMS
- GAS CENTRAL HEATING



Floor Plan

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

*****NO FORWARD CHAIN***** Brown and Kay are pleased to market this **TWO DOUBLE BEDROOM, FIRST FLOOR** apartment positioned in the **HEART** of **POOLE** within **WALKING DISTANCE** of the **QUAY**. The home benefits from **GAS HEATING** and would make an excellent **MAIN HOME** or **BUY TO LET** investment!

LIVING ROOM

16' 9" x 11' 5" (5.11m x 3.48m) Window to the front aspect, storage cupboard.

KITCHEN

10' 7" x 7' 11" (3.23m x 2.41m) Fitted with a range of units, built-in oven and electric hob, space for washing machine and fridge/freezer.

BEDROOM ONE

11' 4" x 10' 9" (3.45m x 3.28m) Built-in wardrobe, window to the front aspect.

BEDROOM TWO

11' 8" x 8' 11" (3.56m x 2.72m) Window to the side aspect.

BATHROOM

Bath with shower over, wash basin with vanity unit, heated towel rail, frosted window to the rear.

SEPARATE W.C.

W.C. and frosted window.

LOCK UP SHED

Included with the flat, ideal for storage of bicycles etc.

PERMIT PARKING

Permits can be sought via the council, please enquire with them directly in regards to fees. Parking is not allocated, spaces are subject to availability.

TENURE - LEASEHOLD

Length of Lease - We are advised circa 86 years remain

Maintenance - Approximately £40 per month

Ground Rent - Nil

Management Agent - To be confirmed

COUNCIL TAX - BAND B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	77	81
EU Directive 2002/91/EC		

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