

19a Perry Gardens, Poole, Dorset BH15 1QA

£220,000 Leasehold

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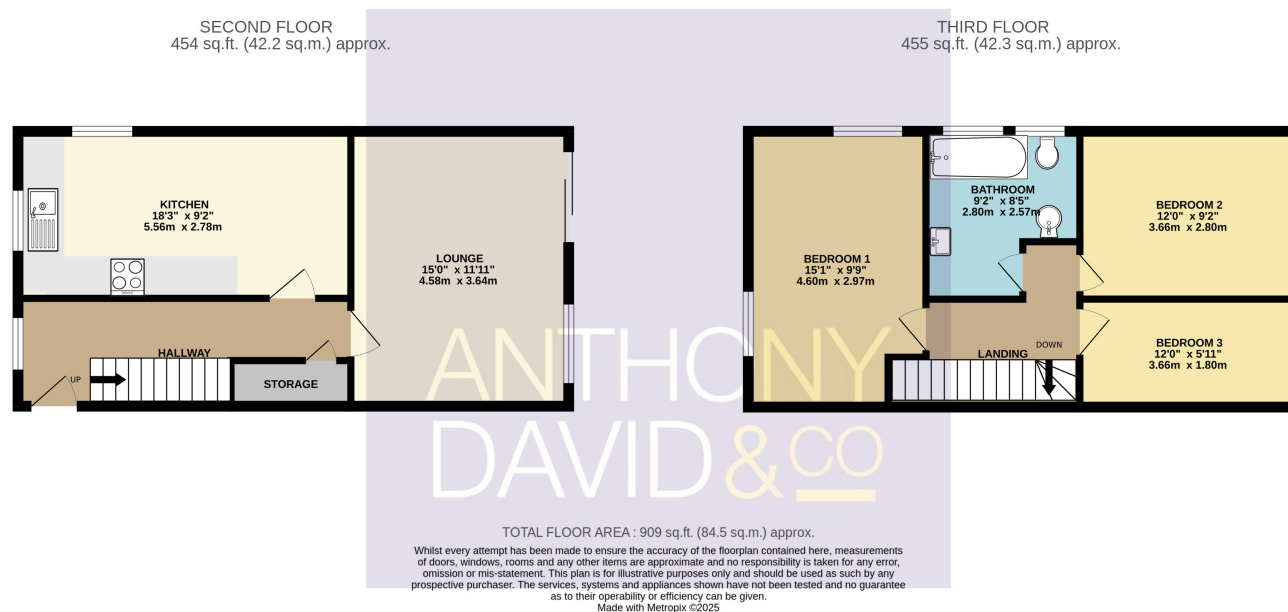
[www.anthonydavid.co.uk](http://www.anthonydavid.co.uk)

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**\*\* HARBOUR VIEWS \*\*** An immaculate three bedroom second and third floor maisonette conveniently situated a short stroll from the popular Poole Quay. Poole Town centre with its array of shopping facilities and central transport links is also a level walk away. This ideal first time buy/investment purchase offers stylish living throughout and viewing is a must to not only appreciate its fantastic location but also the pristine accommodation on offer, which comprises: Lounge, luxury kitchen, two double bedrooms, single bedroom and modern bathroom. Externally there is residents permit parking and a storage shed. Further features of this 'hidden gem' include: Juliette balcony, feature wall radiators, gas central heating, UPVC double glazing and LOW SERVICE CHARGE. Nearby schools - Twin Sails Infants, Oakdale Juniors and Poole High.

**ANTHONY  
DAVID & CO**





Entrance Hall Doors to

Lounge 15' 0" x 11' 11" (4.57m x 3.63m)

Kitchen 18' 3" x 9' 2" (5.56m x 2.79m)

Landing Doors to

Bedroom One 15' 1" x 9' 9" (4.60m x 2.97m)

Bedroom Two 12' 0" x 9' 2" (3.66m x 2.79m)

Bedroom Three 12' 0" x 5' 11" (3.66m x 1.80m)

Bathroom 9' 2" x 8' 5" (2.79m x 2.57m)

Parking Residents Permit Parking

Tenure Leasehold - 87 years remaining

Service Charge & Ground Rent £750 per annum

Council Tax Band B



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

Property details contained herein do not form part or all of an offer or contract. Any measurements are included for guidance only and as such must not be used for the purchase of carpets or fitted furniture. We have not tested any apparatus, equipment, fixtures, fittings or services neither have we confirmed or verified the legal title of the property. All prospective purchasers must satisfy themselves as to the correctness and accuracy of such details provided by us. We accept no liability for any existing or future defects relating to any property.