



HEARNES

WHERE SERVICE COUNTS

**Flat 12 Aqua, Lifeboat Quay
Poole, BH15 1LS**

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Leasehold Price £265,000

A 2 bedroom first floor apartment set within the popular Aqua development that was constructed in 2007 by the award winning Linden Homes. This apartment is situated to the rear of the development and has outstanding harbour views. There is an ensuite shower room to the master bedroom, further bathroom, and good size storage room. The kitchen is fully fitted with appliances and sold with no forward chain. The property comes with a secure undercover corner parking space and ideal as a holiday home, retirement flat or buy to let. The current owner has had the property from new and always rented it out easily, with tenants enjoying its location view and convenience for the town and aspect within the development.

- Front located flat with outstanding sea views of Holes Bay
- Modern 2 double bedroom first floor apartment built in 2007
- From the balcony, it feels like you are on a boat, with immediate water views
- Set away from other flats in the development, down its own private corridor
- Fitted kitchen with oven, 4 ring electric hob and extractor, fridge/freezer, dishwasher and washing machine
- En suite shower room and family bathroom
- Double glazing and electric heating
- No forward chain
- Vacant possession
- Entry phone system, lift servicing all floors
- Undercover secure parking (bay 12)

Aqua is a landmark building which offers views from the rear elevation out towards the harbour on Lifeboat Quay - Lifeboat Quay is so easy to get in and out of 24/7, as it is traffic light controlled both ways. The Quay offers a gym, Costa Coffee, a Travelodge plus a lakeside restaurant. It is also set opposite the large Asda Store. Poole Train station is within 500 yards and the main Poole Quay is ½ mile away.

Term of Lease: 108 years

Maintenance Approximately: £3500 per annum

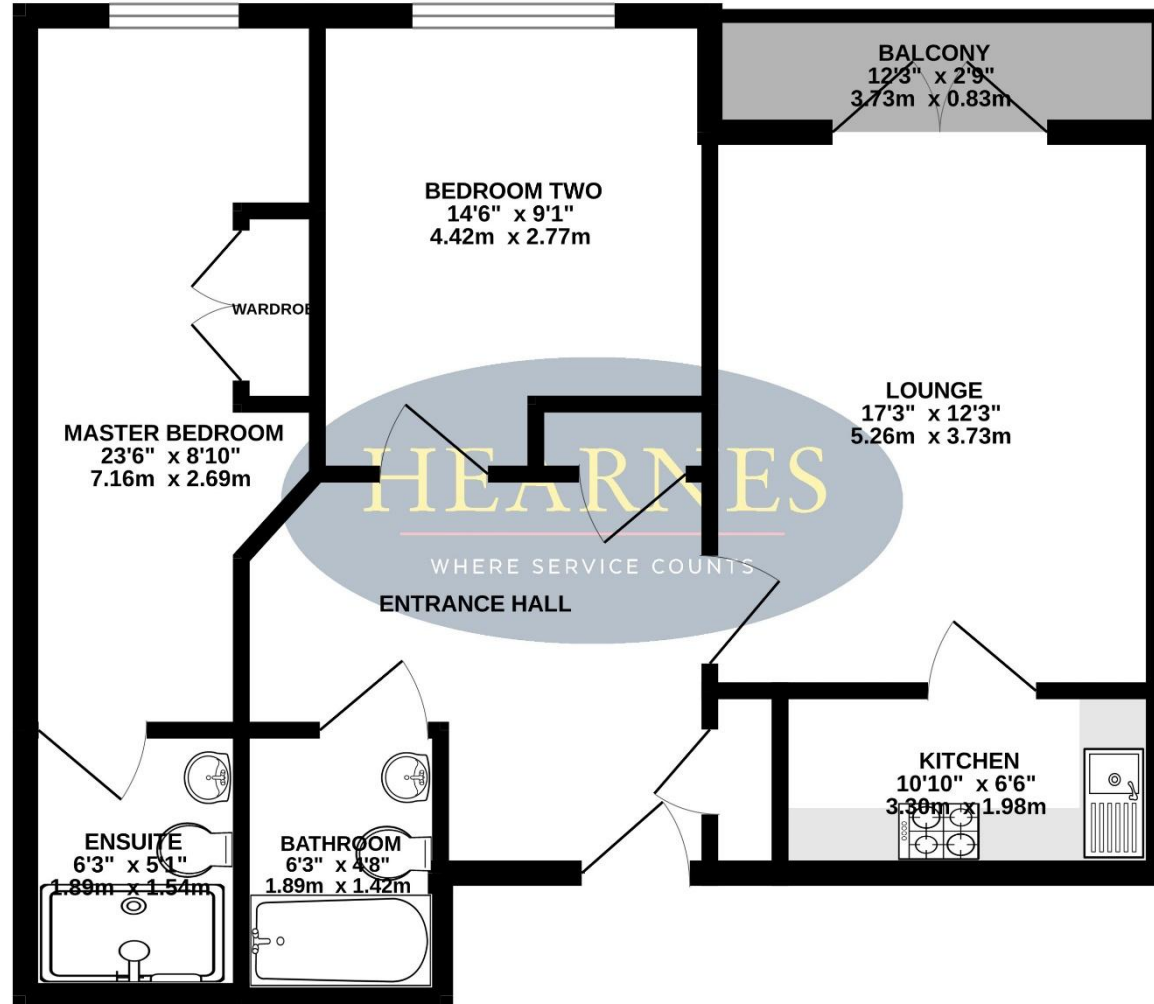
Ground Rent: £250.00 per annum

COUNCIL TAX BAND D EPC D

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.



FIRST FLOOR
907 sq.ft. (84.3 sq.m.) approx.



TOTAL FLOOR AREA : 907 sq.ft. (84.3 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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