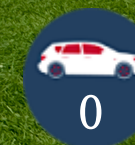


*Asking Price*

**£178,000**

Share of Freehold

SYMES ROAD, POOLE, DORSET BH15 4PR





- ◆ **TWO BEDROOM APARTMENT**
- ◆ **SINGLE GARAGE**
- ◆ **SHARE OF FREEHOLD**
- ◆ **NO FORWARD CHAIN**

A ground floor, two bedroom apartment within the heart of Hamworthy boasting gas fired heating, double glazing, and a single garage. Offered with no forward chain.

## Property

Symes Road is positioned in the heart of Hamworthy and is within easy walking distance of Holes Bay, Cobbs Quay Marina, local amenities. The apartment offers generously sized accommodation throughout, briefly comprising: two bedrooms, a spacious living room, kitchen and bathroom.

Offered to the market with no onward chain, this well-proportioned ground floor flat benefits from a share of the freehold and a garage set within a nearby block.

Additional features include: gas central heating, UPVC double glazing, secure communal entrance, and a share of the freehold.

### Share of Freehold

We have been advised there are 951 years remaining on the lease.

Service Charges Approx: £40 per calendar month.

## Location

Hamworthy is a popular residential area on the edge of Poole Harbour, well-regarded for its waterside walks, easy access to the marina and convenient transport links. The area benefits from a choice of local shops, cafés and amenities, with picturesque spots including Hamworthy Park and Beach, Holes Bay Nature Reserve and Cobbs Quay Marina all close by.

Ideal for commuters and leisure users alike, Hamworthy train station provides direct links to Poole, Bournemouth and London Waterloo, while Poole town centre and the Quay are just a short drive away. With its coastal setting, transport connections and strong community atmosphere, Hamworthy continues to be a sought-after location for both families and professionals.



Size: Approx 510 sq ft (47.4 sq m)  
 Heating: Gas Fired Heating  
 Glazing: Double Glazed  
 Parking: Single Garage  
 Main Services: Gas, Electric, Water & Drains  
 Local Authority: BCP Council  
 Council Tax: Band B

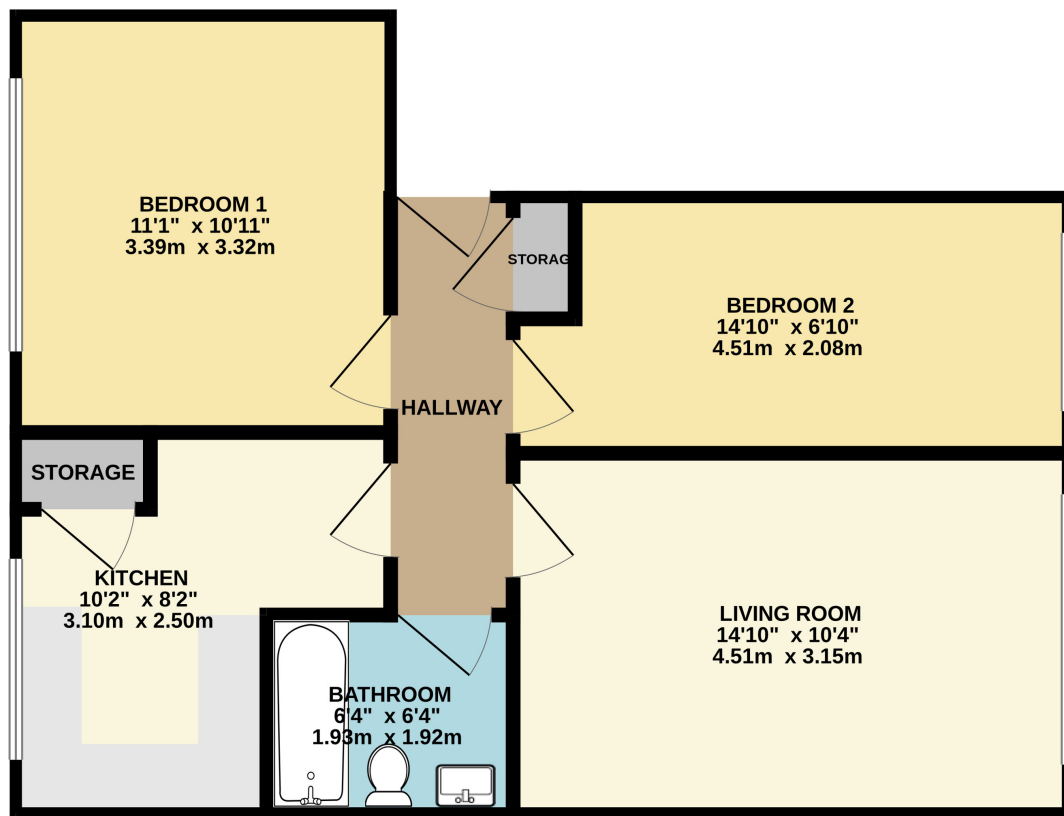
### Additional Information:

For information on broadband and mobile signal, please refer to the Ofcom website.

For information relating to flood risk, please refer to gov.uk

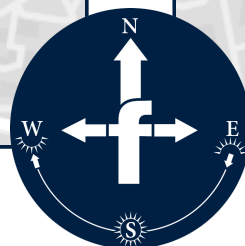
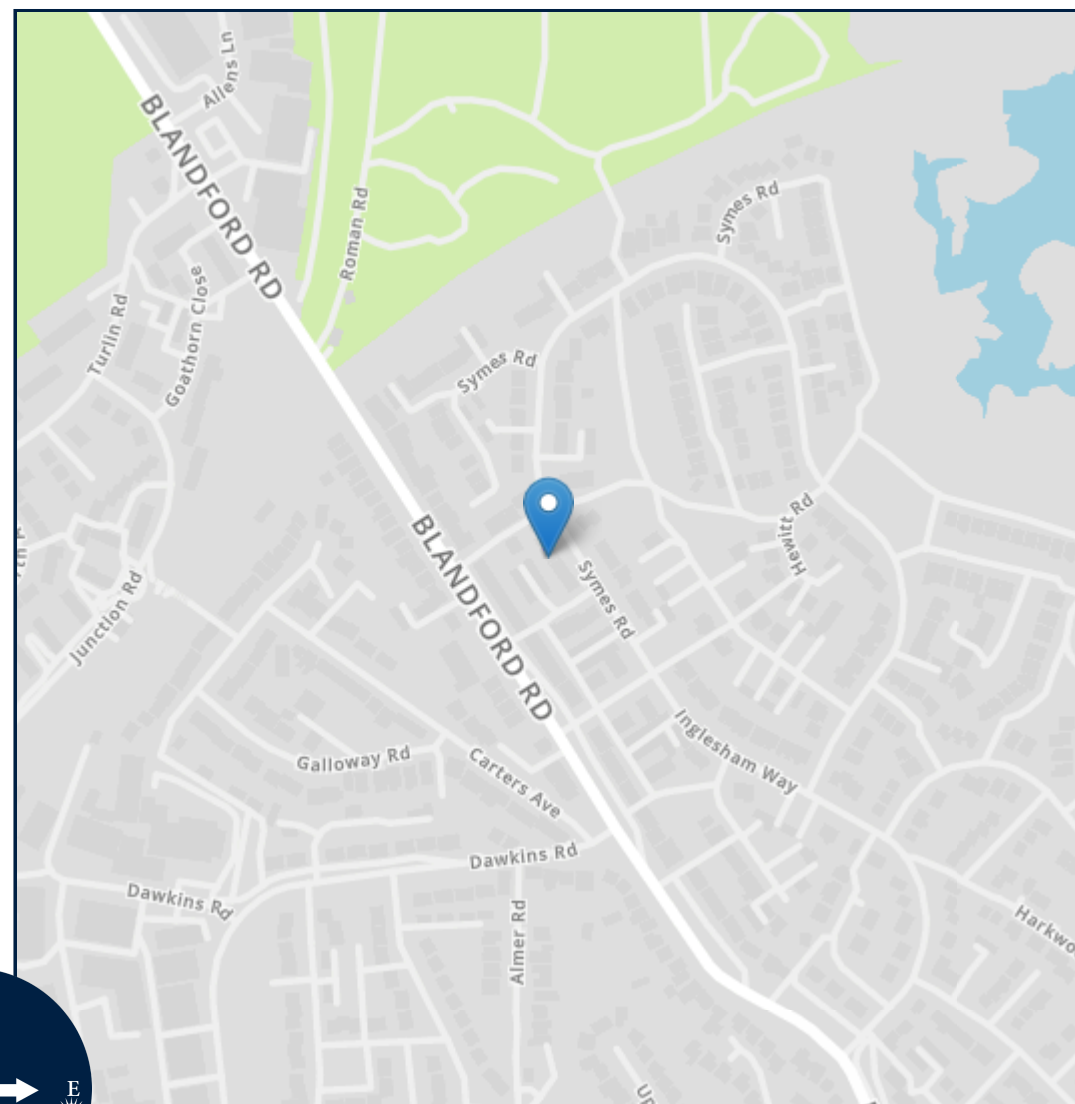
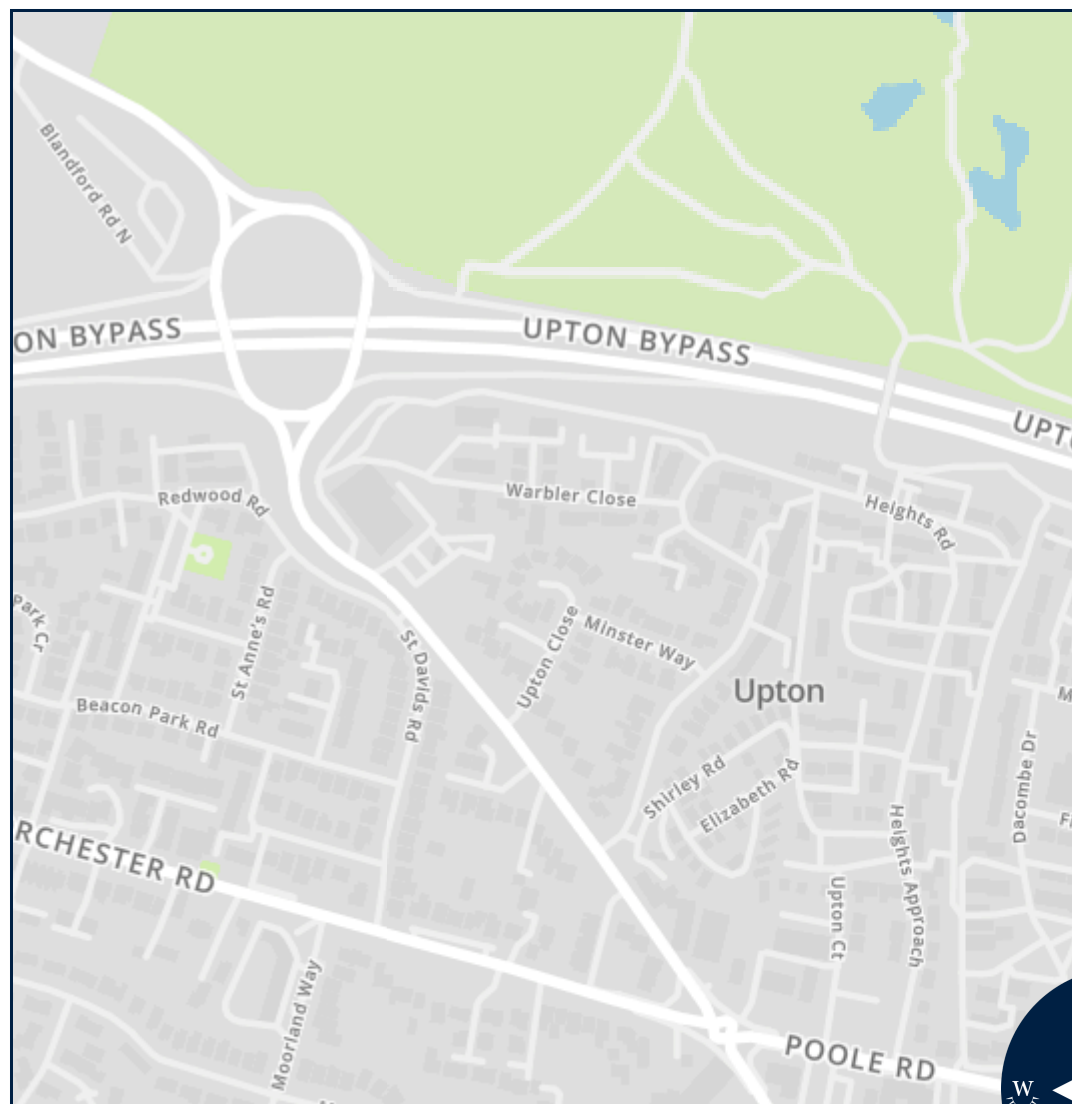


GROUND FLOOR  
510 sq.ft. (47.4 sq.m.) approx.



TOTAL FLOOR AREA : 510 sq.ft. (47.4 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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12 East Street, Wimborne,  
Dorset, BH21 1DS  
[www.fisksestateagents.co.uk](http://www.fisksestateagents.co.uk)  
01202 880000