

Flat 9, 2 Durrell Way, Poole,  
Dorset, BH15 1YN

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# Flat 9, 2 Durrell Way, Poole, Dorset, BH15 1YN

## LEASEHOLD PRICE £220,000

A modern and spacious second floor apartment with two double bedrooms, balcony, generous lounge/dining room, separate kitchen and an allocated parking space offered with no forward chain. The property benefits from an en-suite shower room and fitted wardrobes in the master bedroom, gas central heating and double glazing throughout and being 300 metres from Baiter Park and the harbour.

- A spacious, well presented 2 double bedroom 2<sup>nd</sup> floor apartment
- Functional lounge/dining room with double doors to balcony
- Modern kitchen fitted with a range of wooden units with complementary work tops over, including a built in Bosch oven, gas hob and extractor above, integrated washing machine and space for fridge/freezer
- Master bedroom with built in wardrobes and ensuite shower room
- Spacious entrance hall with built in cupboard
- Family bathroom to include bath, wash hand basin and wc
- Double glazing and gas central heating throughout
- Secure entryphone system
- Allocated parking bay
- Bike store
- Poole Quarter development was built in 2005 by Crest Homes. The block is set just over approx. 300 metres away from Baiter Park Beach which overlooks Brownsea Island
- No forward chain - Can accommodate a quick sale!

The apartment is set in a quiet location but at the same time has everything on the doorstep such as shops, restaurants, bars and walks along the harbour and around Poole Park. Poole Quay is just over ½ a mile away offering leisure boat cruises around the Purbecks and a wide range of cafés, bars and restaurants. Many methods of public transport including Poole Bus Station being 0.3 miles away and Poole Train Station 0.6 miles away.

Leasehold: 125 years from 2006    Maintenance: Approx £2000per annum  
Fixed Rent Charge (ground rent): £100 per annum

Council Tax: C

EPC Rate: B

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





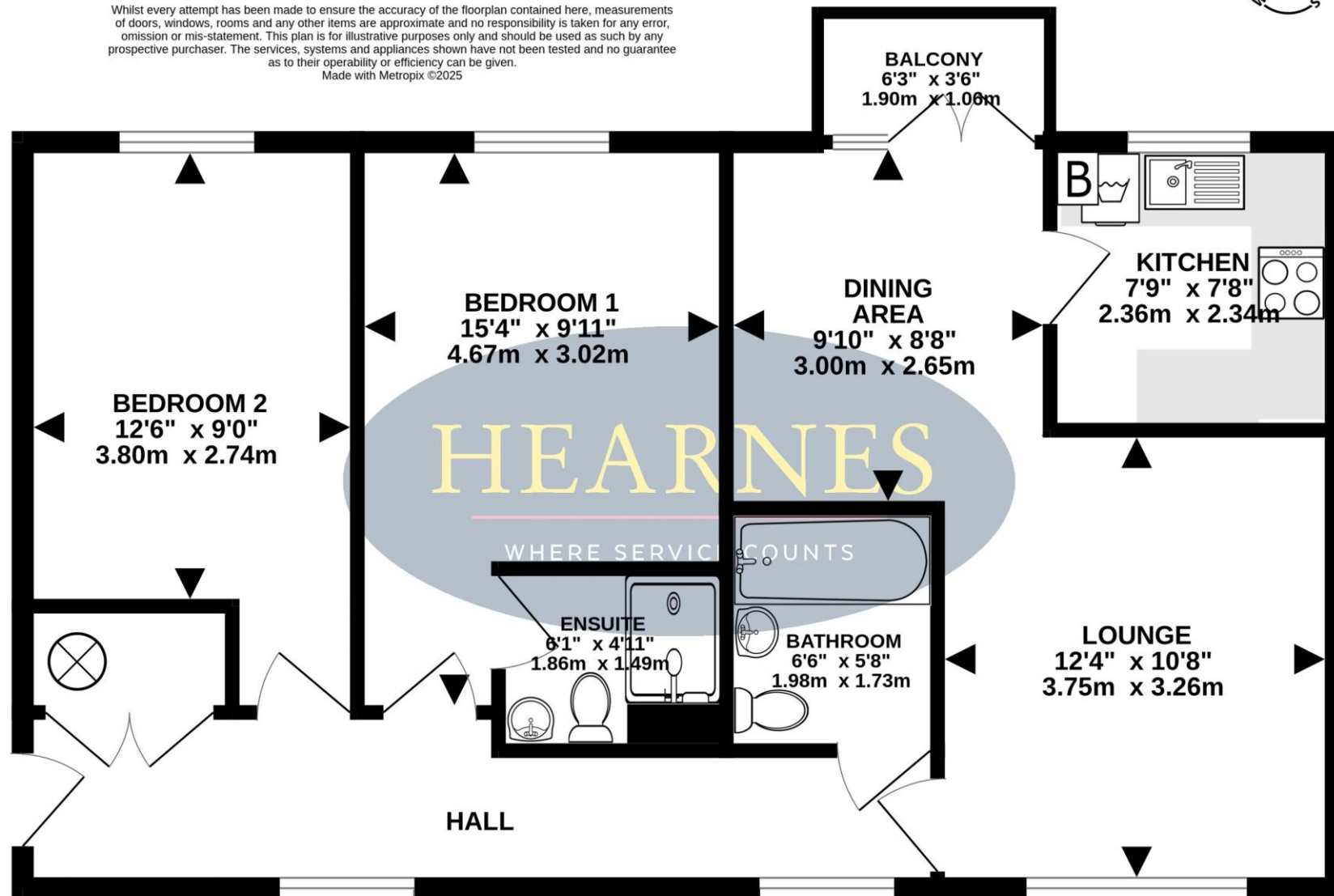




INCLUDING BALCONY

TOTAL FLOOR AREA : 725 sq.ft. (67.4 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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[www.hearnes.com](http://www.hearnes.com)

18 - 20 Parkstone Road, Poole, Dorset, BH15 2PG

Tel: 01202 377377 Email: [poole@hearnes.com](mailto:poole@hearnes.com)

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