



Floor Plan



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32 Taverner Close, BAITER PARK, Dorset BH15 1UW

£185,000

The Property
Brown and Kay are delighted to market this two bedroom apartment situated in the highly popular area of Baiter Park. A particular feature of the home is the lovely private garden accessed directly from your living room, and further benefits include a fitted kitchen, and dressing area to bedroom one. This lovely home would make an excellent property choice and together with an allocated parking space, no forward chain and a share of freehold this is a must see home.

The property enjoys a super position on the highly sought after area of Baiter Park ideally located to take advantage of all the area has to offer. Moments from your door are harbourside walks which take you directly on to historic Poole Quay with its pretty waterfront, impressive views towards Brownsea Island and many bars, restaurants and cafe bars. With shopping in mind, the bustling town centre is also within walking distance and offers a wide and varied range of shopping facilities together with the main bus depot and main line rail station with links to London Waterloo. For beach lovers, miles upon miles of glorious sandy beaches and promenade are also close by and stretch from Sandbanks to Bournemouth town and beyond.

- COMMUNAL ENTRANCE

Secure entry phone system.
- ENTRANCE HALL

Secure entry phone, storage cupboard.
- LIVING ROOM

18' 2" x 10' 6" (5.54m x 3.20m) A lovely room with sliding patio doors to the rear garden.
- KITCHEN

8' 2" x 7' 6" (2.49m x 2.29m) Window to the rear aspect, mix of base and wall units, space for oven and hob with extractor over, space for fridge/freezer, space for washing machine.
- BEDROOM ONE

11' 0" x 8' 4" (3.35m x 2.54m) Window to the front aspect, walk in wardrobe/dressing area measuring 6'2 x 4'9 max, wardrobe with sliding doors and wash hand basin.
- BEDROOM TWO

11' 0" x 5' 9" (3.35m x 1.75m) maximum measurement. Double glazed window to the front aspect, built-in wardrobe.
- BATHROOM

Suite comprising bath, wash hand basin and w.c. Radiator and cupboard.
- GARDEN

Arranged with ease of maintenance in mind and laid to hardstanding, shrub surround and rear gate.
- ALLOCATED PARKING SPACE

There is the benefit of an allocated parking space.

- MATERIAL INFORMATION

Tenure - Share of Freehold

Length of Lease - 999 years (from December 2024)

Service Charge - £665.10 per half year (£1,330.20 per annum)

Management Agent - House & Sons

Pets - Not permitted

Holiday Lets - To be confirmed

Parking - Allocated parking space

Utilities - Mains Electricity, Water & Gas

Drainage - Mains Drainage

Broadband - Refer to ofcom website

Mobile Signal - Refer to ofcom website

Council Tax - Band B

EPC Rating -