



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor Plan

Floor area 73.9 sq.m. (795 sq.ft.) approx

This floor plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX



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Flat 11, Malthouse 24 Market Close, Poole, Dorset BH15 1NL

Guide Price £210,000

The Property

Brown and Kay are delighted to market this spacious two double bedroom, ground floor flat situated in the heart of Poole! The property has been recently modernised and with low service charges would make an ideal First time buy or buy to let! With a triple aspect lounge and separate modern kitchen this property must be viewed to fully appreciate.

Malthouse occupies a super position being in the heart of Poole where you will find a comprehensive range of shopping facilities together with the main bus depot and main line rail link to London Waterloo. The historic and pretty water front of Poole Quay is within walking distance and there you can enjoy the laid back ambiance and many eateries and bars it has to offer. The famous Sandbanks with its golden sandy beaches and promenade is also close by and is a great spot for water sport enthusiasts.

ENTRANCE HALL

Spacious hallway with doors to primary rooms, storage cupboards. Walk in storage cupboard measuring 5' 6" x 4' 5" (1.68m x 1.35m)

SEPARATE W.C.

Newly fitted w.c.

LOUNGE/DINING ROOM

23' 11" x 11' 5" (7.29m x 3.48m) Bright and spacious triple aspect lounge includes a large picture window with views over the local green, ample space for living and dining table.

KITCHEN

11' 5" x 7' 7" (3.48m x 2.31m) Recently modernised kitchen with base and eye level units, space for washing machine, fridge/freezer, cooker and slimline dishwasher. Inset one and a half bowl stainless steel sink with window above.

BEDROOM ONE

12' 8" x 10' 6" (3.86m x 3.20m) Good size double bedroom with UPVC double glazed window to the front.

BEDROOM TWO

12' 8" x 10' 2" (3.86m x 3.10m) Good size double bedroom with UPVC double glazed window to the front.

SHOWER ROOM

Newly fitted shower cubicle and wash hand basin, heated towel rail.

AGENTS NOTE - PARKING/GARAGING

The complex known as Malthouse was built around 1970 and has 45 apartments set in five blocks with nine apartments in each block. The parking is arranged via a permit scheme which we understand to be around £50 per annum. There are also garages for rent which are on a waiting list basis.

TENURE - LEASEHOLD

Length of Lease - 86 years remaining - Our client has indicated they may increase the lease subject to negotiations.

Service Charge - Approximately £120 per quarter
Ground Rent - Peppercorn

COUNCIL TAX - BAND B