



**HEARNES**

WHERE SERVICE COUNTS

**Flat 3, 51 Newfoundland Drive, Poole,  
Dorset, BH15 1YD**

# Flat 3, 51 Newfoundland Drive, Poole, Dorset, BH15 1YD

## LEASEHOLD £225,000

A spacious and well presented 2 double bedroom first floor apartment built in 2005 with a balcony and positioned moments away from Poole Harbour and Baiter Park. The property has a dual aspect lounge/dining room with cute bay window seat, private balcony, separate kitchen with appliances, modern family bathroom and 2 well proportioned double bedrooms both with fitted wardrobes. Other benefits include separate wc, 2 internal storage cupboards, private parking bay with ample visitor parking, double glazing and gas central heating.

- First floor 2 double bedroom apartment a moments' walk from Poole Harbour and Baiter Park.
- Lounge/dining room with bay window seat looking towards the harbour
- Modern separate kitchen to include white glossy units with worktops above, dishwasher, fridge/freezer, space for washing machine and integrated Bosch appliances such as electric fan oven, gas hob with extractor above
- Balcony accessed via French doors
- Large bathroom to include bath, shower, wash hand basin and wc
- Separate wc
- Fitted wardrobes in both double bedrooms with two additional storage cupboards in the hallway
- Private parking bay with additional visitor parking on site
- Gas central heating and double glazing throughout
- Pets allowed with permission from managing agent

The apartment is set in a convenient location with everything on the doorstep in the town centre such as shops, restaurants, bars and walks along the harbour and around Poole Park. Poole Park is just 500 metres away and Poole Quay is less than ½ a mile away offering leisure boat cruises around the Purbecks and a wide range of cafés, bars and restaurants. Other benefits include being on hand for the Poole Park run every Saturday morning, close to a local leisure centre with gym and pool, train and bus station along with National Express coach routes to London.

Maintenance charges: Approximately £572.00 per annum  
Ground Rent: £100  
Buildings Insurance Approx £536.00 per annum  
Lease Length: 125 years from 2005

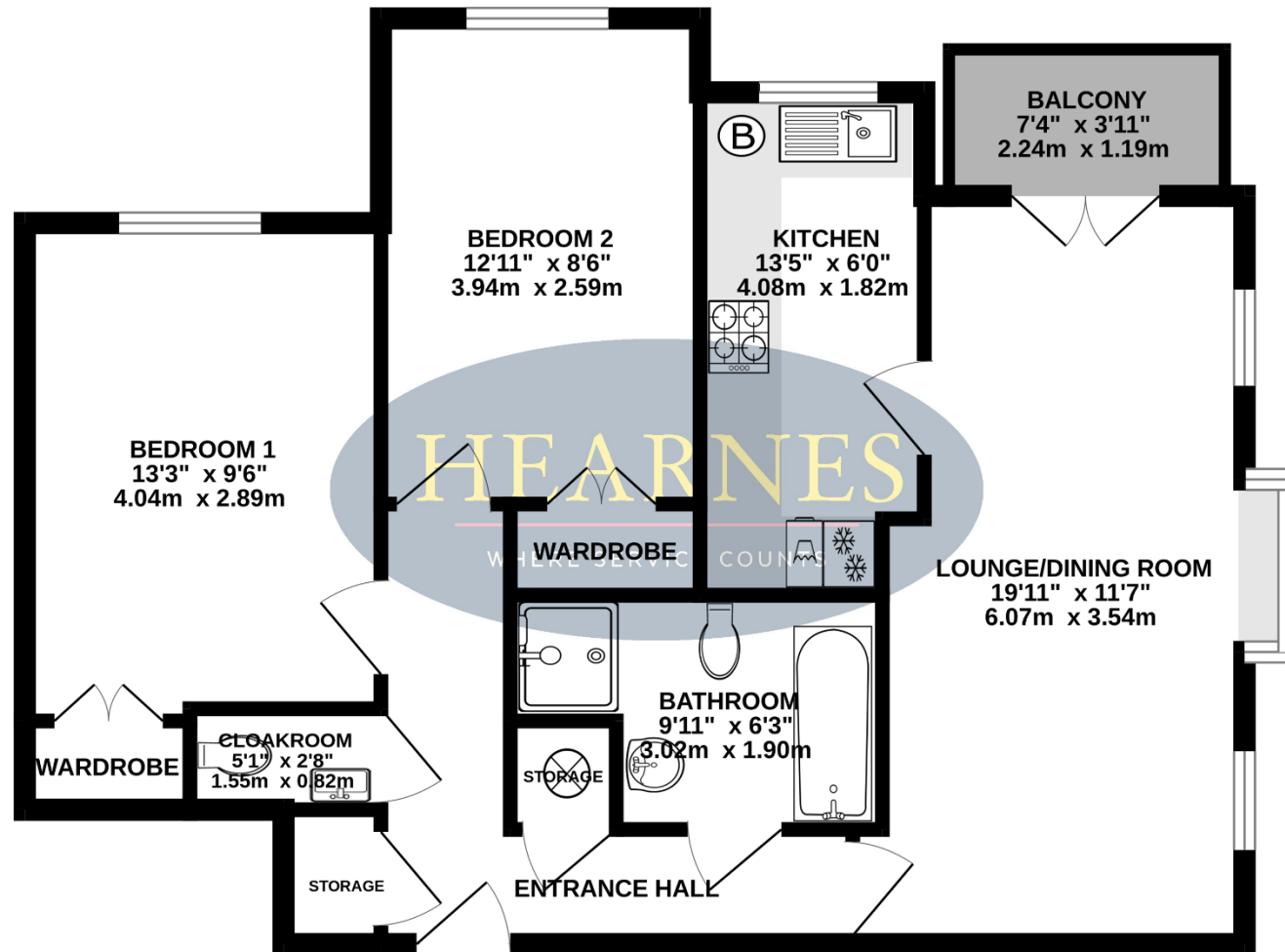
COUNCIL TAX BAND: C

EPC RATING: C



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.

677 sq.ft. (62.9 sq.m.) approx.



TOTAL FLOOR AREA : 677 sq.ft. (62.9 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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