



FLAT 3, 18A LAGLAND STREET, POOLE, DORSET BH15 1QG

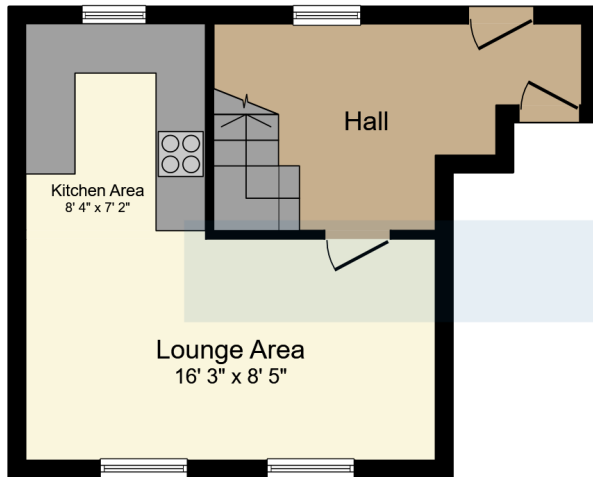
£110,000

- TOWN CENTRE LOCATION
- L-SHAPED LOUNGE/KITCHEN
- BATHROOM WITH WINDOW
- IDEAL FTB OR BTL
- NO CHAIN

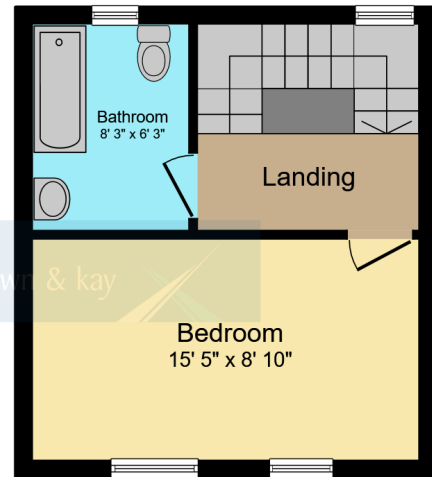
- FIRST AND SECOND FLOOR MAISONETTE
- GOOD SIZED BEDROOM
- YARDS TO POOLE QUAY
- CLOSE RAIL LINKS

20, Seamoor Road, Bournemouth, Dorset, BH4 9AR Also at: 30 Hill Street, Poole BH15 1NR Tel: [01202 676292](tel:01202676292)





Ground Floor
Floor area 308 sq.ft.



First Floor
Floor area 268 sq.ft.

Total floor area: 577 sq.ft.

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspector(s). Powered by www.Propertybox.io



Brown & Kay offer this one bedroom maisonette is situated above shops adjoining Poole high street and within walking distance of historic Poole Quay with its cafes, bars and restaurants. This is the first time the home has come for sale, having been in the same ownership for a considerable length of time. Ideal FTB or BTL.

DOOR TO COMMUNAL ENTRANCE HALL

Stairs to first floor

DOOR TO APARTMENT ENTRANCE HALL

13' 0" x 7' 8" (3.96m x 2.34m) Window to rear, storage cupboard

LOUNGE AREA

16' 3" x 8' 5" (4.95m x 2.57m) Two front aspect windows with outlook over Poole high street, radiator

KITCHEN AREA

8' 4" x 7' 2" (2.54m x 2.18m) Rear aspect window, range of wall and base cupboards including inset hob, space for washing machine and for fridge/freezer

STAIRS TO FIRST FLOOR LANDING

Window to rear

BEDROOM
15' 5" x 8' 10" (4.70m x 2.69m) Two front aspect windows with views over Poole high street

BATHROOM
8' 3" x 6' 3" (2.51m x 1.91m) Rear aspect window, panelled bath, low level WC, wash hand basin

MATERIAL INFORMATION
 Tenure - Share of Freehold
 Length of Lease - 999 years to be provided-clients are in process of creating
 Service Charge - To be confirmed-clients in process of engaging company
 Management Agent - To be appointed
 Pets - We are advised subject to a licence, buyers to satisfy themselves before proceeding
 Parking - No parking
 Utilities - Mains Electric and Water
 Drainage - Mains Drainage
 Mobile Signal & Broadband - Refer to Ofcom website

