



Flat 7 Esprit, 236-244 High Street North, Poole, Dorset BH15 1EA

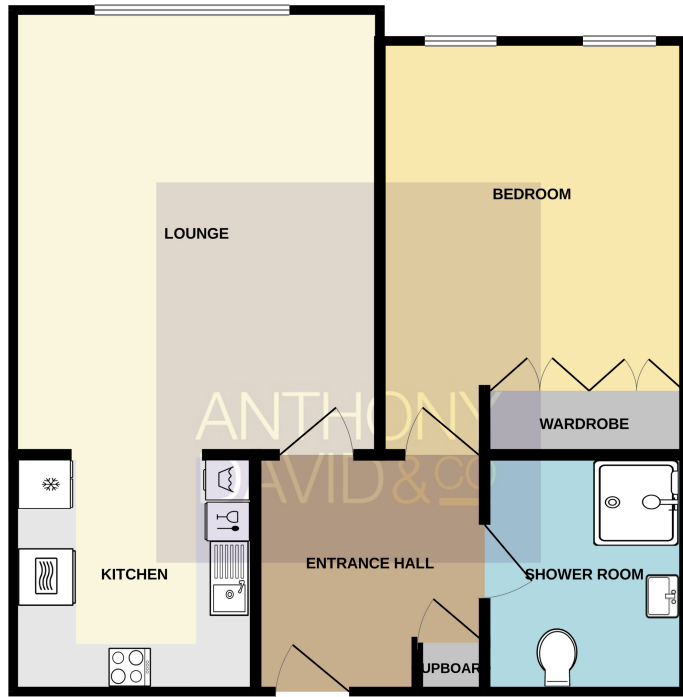
£50,000 Leasehold

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**** RETIREMENT APARTMENT ** 36% SHARED OWNERSHIP **** An immaculately presented first floor one double bedroom purpose built retirement apartment offering independent living for the over 55's. Ideally situated minutes from Poole Town centre with it's array of shopping facilities, central bus routes and eateries. Poole Train Station is also just a short distance away. This stylish apartments accommodation comprises: open plan living, luxury kitchen area and contemporary shower room. Further features include: PETS ALLOWED, video entry system, integrated appliances to kitchen, built-in wardrobes to bedroom, electric heating and lift to all floors. COMMUNAL FACILITIES include: lifestyle manager, residents lounge, kitchen, activities and many more. 36% SHARED OWNERSHIP RENT £416.29 pcm.

**ANTHONY
DAVID & CO**

FIRST FLOOR
516 sq.ft. (47.9 sq.m.) approx.



Entrance Hall 8' 3" x 6' 2" (2.51m x 1.88m)

Lounge 15' 1" x 12' 5" (4.60m x 3.78m)

Kitchen 8' 3" x 8' 0" (2.51m x 2.44m)

Bedroom 14' 1" x 10' 4" (4.29m x 3.15m)

Shower Room 8' 6" x 5' 10" (2.59m x 1.78m)

Tenure Leasehold - remainder of 125 year lease

Service Charge £3261.87 per annum

Rent £416.29 per month

Parking Permit - £550 per year (waiting list)

Council Tax Band B

TOTAL FLOOR AREA : 516 sq.ft. (47.9 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	82	82
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Property Misdescriptions Act 1991
Property details contained herein do not form part of an offer or contract. Any measurements are included for guidance only and as such must not be used for the purchase of carpets or fitted furniture. We have not tested any apparatus, equipment, fixtures, fittings or services neither have we confirmed or verified the legal title of the property. All prospective purchasers must satisfy themselves as to the correctness and accuracy of such details provided by us. We accept no liability for any existing or future defects relating to any property.