



**Flat 1, The Seed Warehouse, 13 Strand Street,
Poole, Dorset, BH15 1SB**

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Share of Freehold £250,000

A stylish 2 bedroom apartment, fashionably remodelled in a sophisticated style and sold with no forward chain. The stunning 2 bedroom home is set just moment from Poole Quay in this attractive conversion and includes an allocated space in the secure underground car park. The kitchen area is equipped with integrated AEG induction hob, Ciarra extractor hood, filtered cold and boiling water tap, AEG dishwasher and Neff oven. Outside the front door on the first floor is a communal sun terrace with furniture for the use of residents and this is accessed via a security entryphone system and one flight of steps from the communal entrance hall.

- Stylish 2 bedroom Old Town apartment
- Stunning interior design including many extras
- Just 200m to The Quay and 70m to the High St
- Smart lighting, stylish flooring, quality appliances
- Refitted shower room
- Juliette balcony and communal sun terrace with patio furniture.
- Secure underground parking space.
- Security entryphone system and well-presented communal hallways
- First floor with private front door from the courtyard

Please note that since these photos have been taken, the flat has now been mostly cleared.

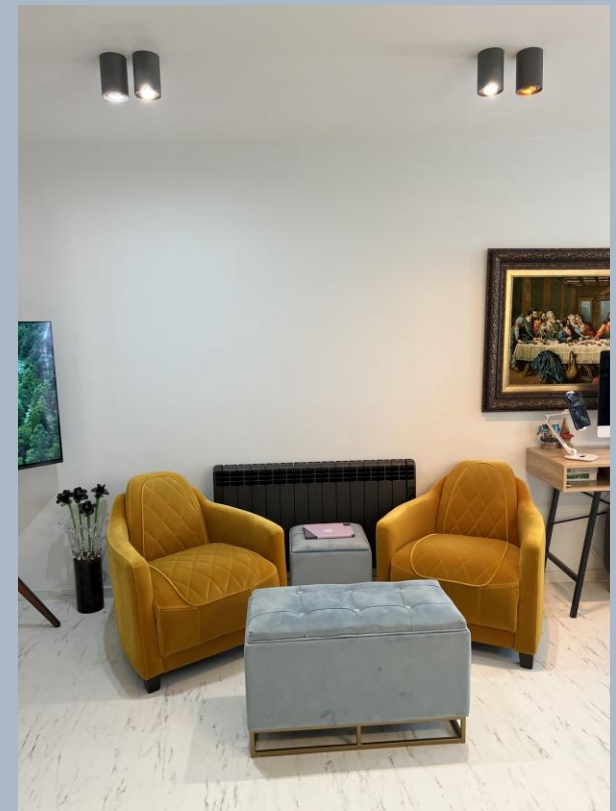
The Seed Warehouse is a substantial development serviced by security entryphone system, recently redecorated hallways, a lovely communal sun terrace with furniture and an underground car park with electronic remote control door (parking bay 2 is allocated with this apartment) It is set in the heart of Old Town Poole just adjacent to the High Street and 200m from The Quay. There is an excellent array of local amenities with a huge variety of bars and eateries as well as the High St shops. You can stroll along the Quay and continue on to Baiter Park and Poole Park with its wonderful leisure activities.

Share of Freehold with approx. 900 year lease

Service Charge: £3,000 per annum

COUNCIL TAX BAND: D

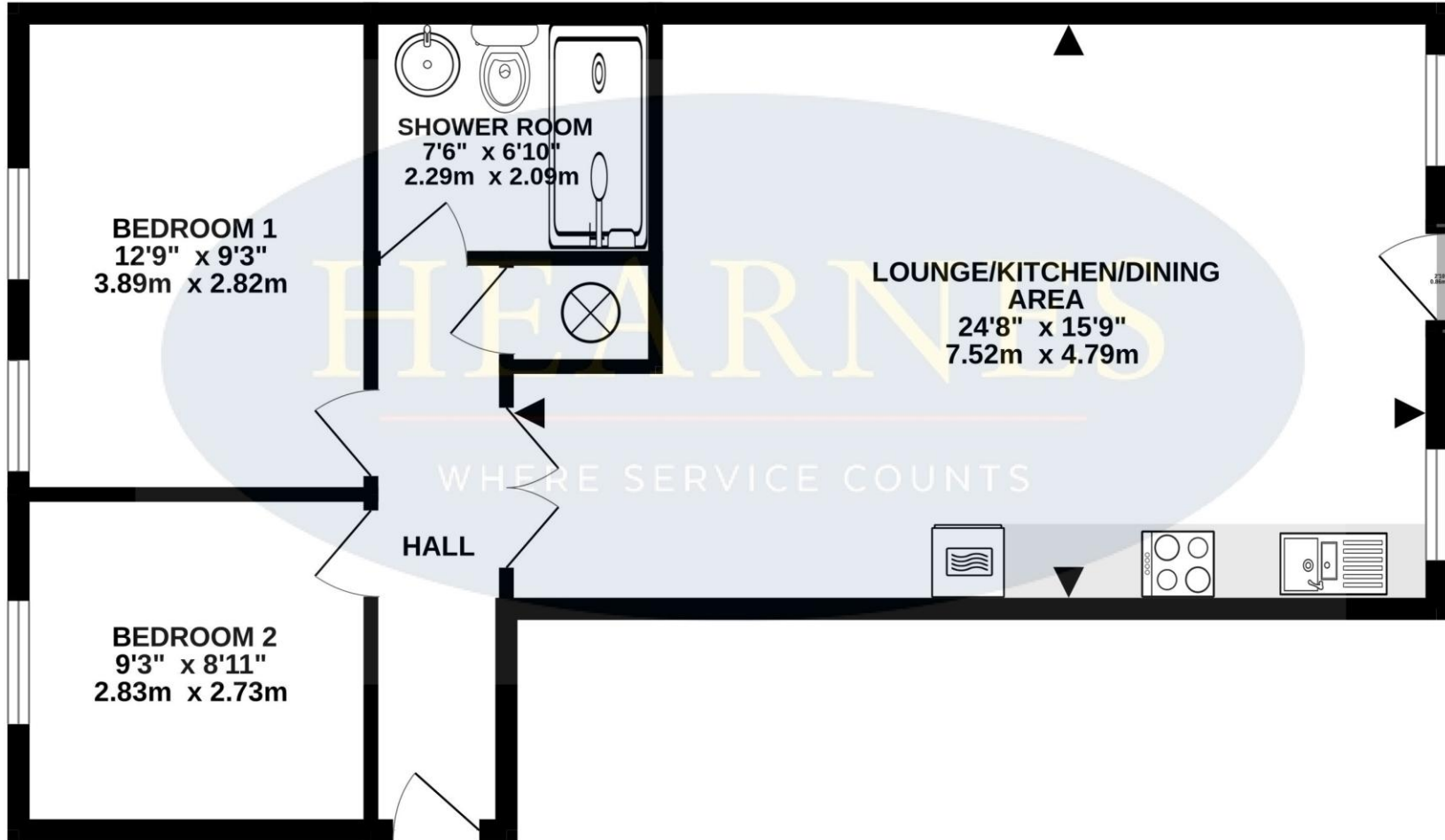
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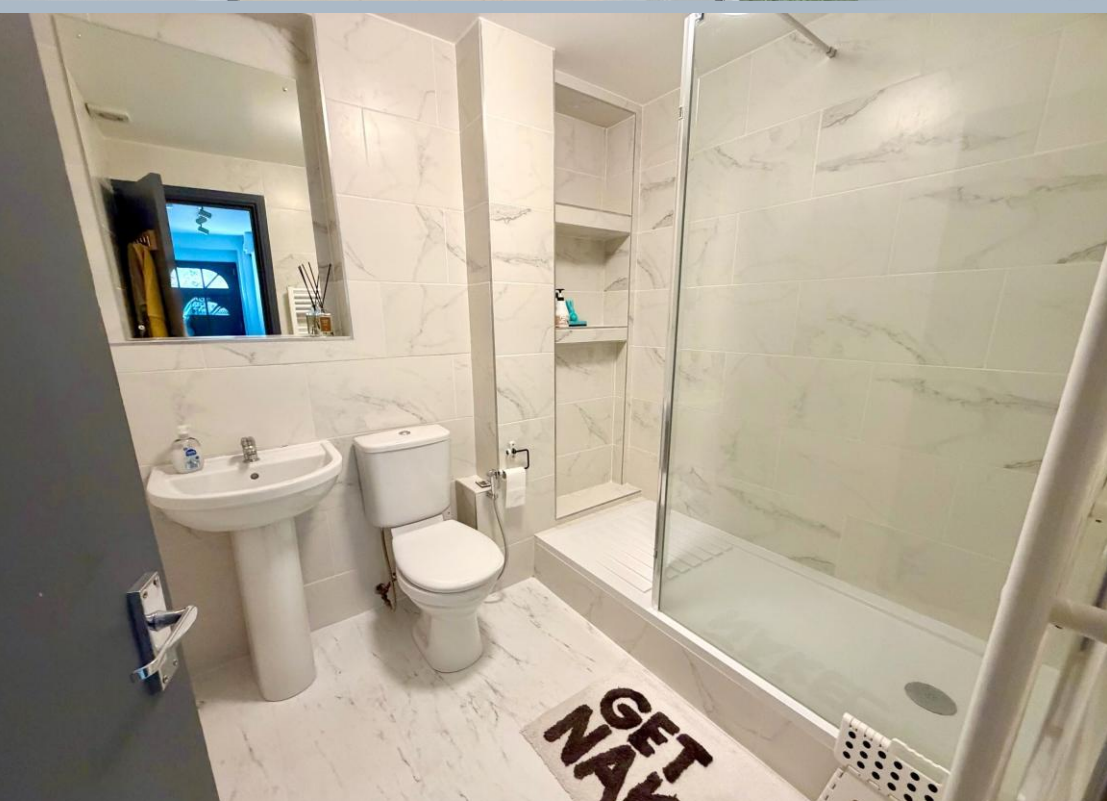




TOTAL FLOOR AREA : 676 sq.ft. (62.8 sq.m.) approx.

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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