



Flat 3 The Old Brewery, Hill Street, Poole, Dorset BH15 1NS

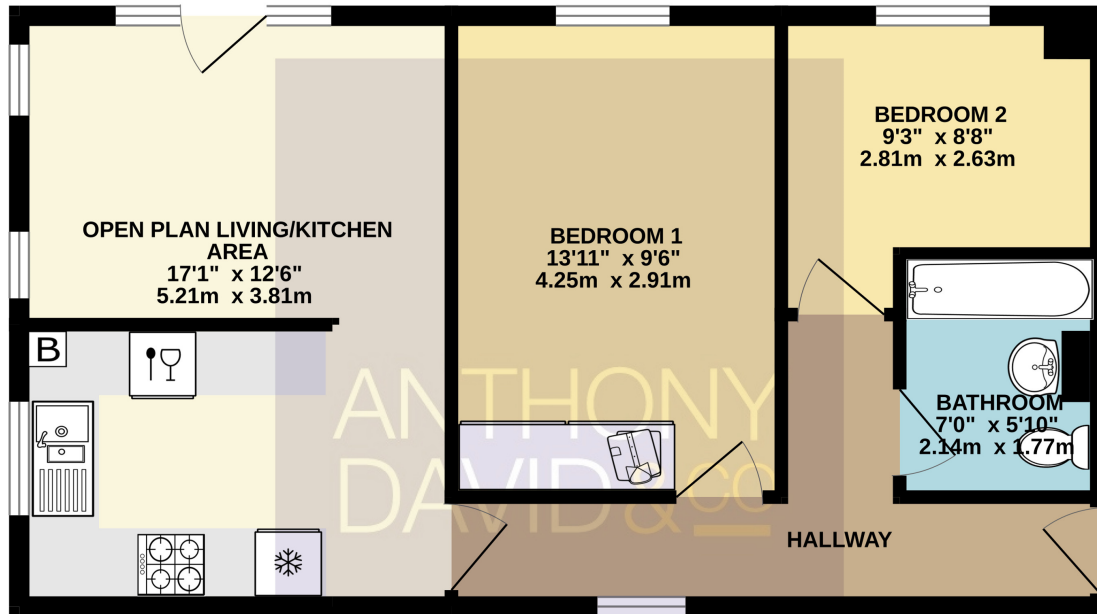
£180,000 Leasehold

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**\*\* MOMENTS FROM POOLE QUAY \*\*** A first floor two bedroom apartment ideally located within close walking distance to Poole Quay, Poole High Street, Old Town Poole and the Train station. Internal viewing is highly advised to appreciate the accommodation on offer, which comprises: 17' lounge/kitchen, two bedrooms and modern bathroom. Externally, there is an allocated parking space. Further features of this immaculately presented property include: NO FORWARD CHAIN, fitted wardrobes to bedroom one, integrated appliances to kitchen, electric fireplace to lounge, neat and tidy communal entrance hall, new 125 year lease upon completion, and gas central heating.

**ANTHONY  
DAVID & CO**

**FIRST FLOOR**  
531 sq.ft. (49.3 sq.m.) approx.



**First Floor**

Entrance Hall Doors to

Open-Plan Living/Kitchen area 17' 1" x 12' 6" (5.21m x 3.81m)

Bedroom One 13' 11" x 9' 6" (4.24m x 2.90m)

Bedroom Two 9' 3" x 8' 8" (2.82m x 2.64m)

Bathroom 7' 0" x 5' 10" (2.13m x 1.78m)

Allocated Parking

Tenure Leasehold - currently 79 Years remaining. Seller will extend to new lease.

Ground Rent £200

Service Charge £733 half yearly

Council Tax Band B

NOTE When new lease is issued, Ground Rent will be peppercorn

TOTAL FLOOR AREA : 531 sq.ft. (49.3 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+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	80	80
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		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.