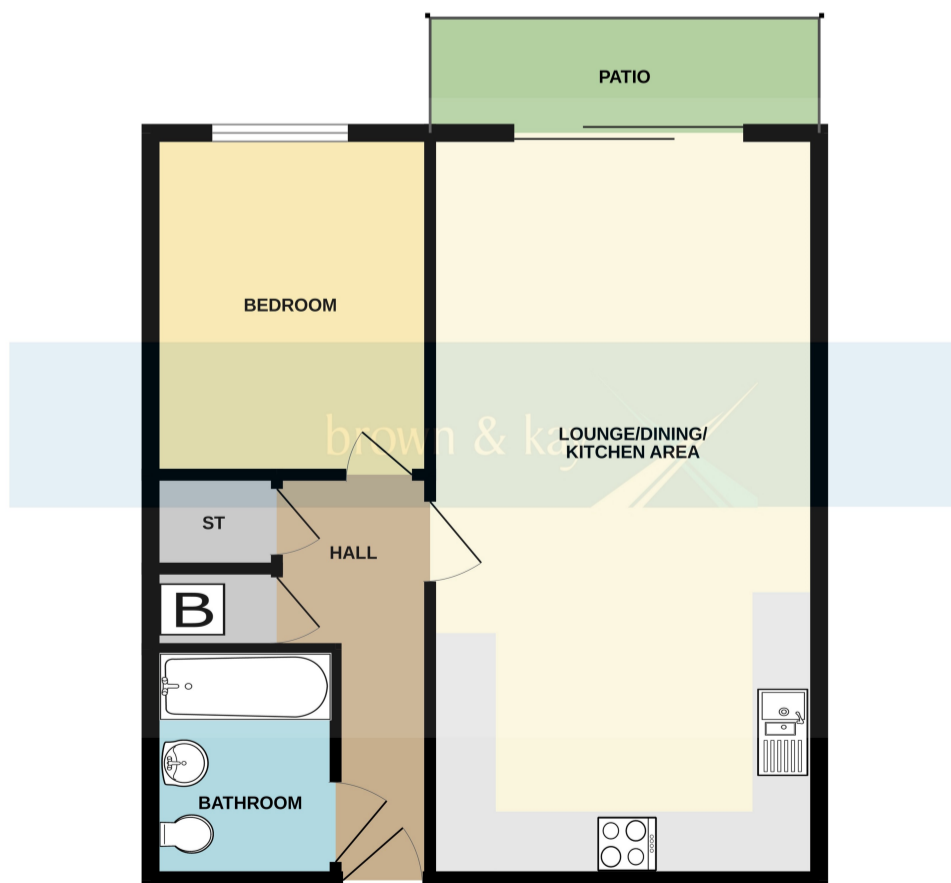




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	76	76
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

TOTAL FLOOR AREA : 543 sq.ft. (50.4 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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DISCLAIMER PROPERTY DETAILS: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

20, Seamoor Road, Bournemouth, Dorset, BH4 9AR Also at: 30 Hill Street, Poole BH15 1NR Tel: 01202 676292



Email: sales@brownandkay.co.uk Web: www.brownandkay.co.uk Tel: 01202 765995



Flat 3, Tern House 15 Norton Way, Poole, Dorset BH15 4GD

OIEO £170,000

The Property

Occupying a fantastic position close to the waters edge is this one bedroom purpose built apartment ideally located for ease of reach in to Poole town centre. The home has a ground floor position with a pleasant terrace area to the front with outlook, and internally there is a generous open plan living/kitchen area, bedroom and bathroom. Additionally, there is gas central heating and secure underground parking making this a wonderful proposition for someone considering a main home or holiday home alike.

The apartment is well positioned close to a small local sandy beach and Hamworthy Park, both accessed via a footbridge. In the opposite direction you can head over to Historic Poole Quay, home of the luxury Sunseeker yachts, with its pretty water front and many eateries to enjoy. Poole town centre with its wide and varied range of shopping facilities is also closeby as is the bus and train station with transport links to surrounding areas. Explore a little further and you will find miles upon miles of impressive sandy beaches with promenade stretching from Sandbanks in one direction to Bournemouth and beyond in the other.

AGENTS NOTE - PETS AND HOLIDAY LETS

Pets - We are advised pets are allowed, we have not seen sight of a lease to verify this.

Holiday Lets - We are advised that long and short term lets are allowed, we have not seen sight of a lease to verify this.

Agents note - Prospective buyers must satisfy themselves on the above prior to any commitment.

COMMUNAL ENTRANCE

Secure entry system with front door through to the apartment.

ENTRANCE HALL

Access to all rooms and two storage cupboards.

OPEN PLAN LIVING/KITCHEN

24' 9" x 12' 9" (7.54m x 3.89m) Lounge area with sliding door opening to the patio, radiator. The kitchen area is well equipped with a range of wall and base units with work surfaces over, built-in electric oven and four point gas hob, space for washing machine, space for stacked fridge/freezer.

BEDROOM

11' 4" x 9' 1" (3.45m x 2.77m) UPVC double glazed window, radiator.

BATHROOM

Suite comprising bath with wall mounted shower, wash hand basin and w.c. Radiator.

UNDERGROUND PARKING

An underground parking space is conveyed with the apartment.

COMMUNAL GROUNDS

Tern House occupies well maintained grounds with areas of seating for residents to enjoy.

TENURE - LEASEHOLD

Length of Lease - 232 years remaining
Maintenance - Half yearly service charge for 1st April 2024 to 30 September 2024 is £1,561.31
Ground Rent -

COUNCIL TAX - BAND B