



Flat 4, 253-257 Voyager House, High Street North, Poole, Dorset. BH15 1DX

- First Floor Apartment
- Show Home Condition
- Two Double Bedrooms
- Stunning Open Plan Reception
- High Quality Kitchen With Island Unit
- 1 Allocated Parking Space
- Popular Town Centre Location Close To Amenities
- Close To Poole Hospital
- No Forward Chain



PROPERTY DESCRIPTION

Mursells Estate Agents are thrilled to present for sale this exceptional two-bedroom first-floor flat, impeccably maintained and presented in show home condition. Situated in the highly sought-after town centre of Poole, this property offers the perfect blend of style, convenience, and modern living.

Upon entering the flat, you are greeted by an expansive open-plan reception area, where high ceilings enhance the sense of space and light. The reception area flows seamlessly into a stylish, contemporary kitchen, which boasts a central island, perfect for both casual dining and entertaining. The property also benefits from fitted wardrobes in the bedrooms, providing generous storage solutions that add to the overall sense of elegance and functionality.

One of the key highlights of this flat is its ideal location. With Poole Hospital just a short walk away, it's perfect for healthcare professionals or those seeking proximity to essential services. The flat comes with the added convenience of undercover allocated parking, ensuring that your vehicle is secure and protected from the elements. With 115 years remaining on the lease, this property represents a sound long-term investment.

In addition to its excellent internal features, the flat enjoys an enviable location near Poole's main transport links, including the train and bus stations. The Dolphin Shopping Centre is also within easy reach, making shopping and leisure activities effortlessly accessible.

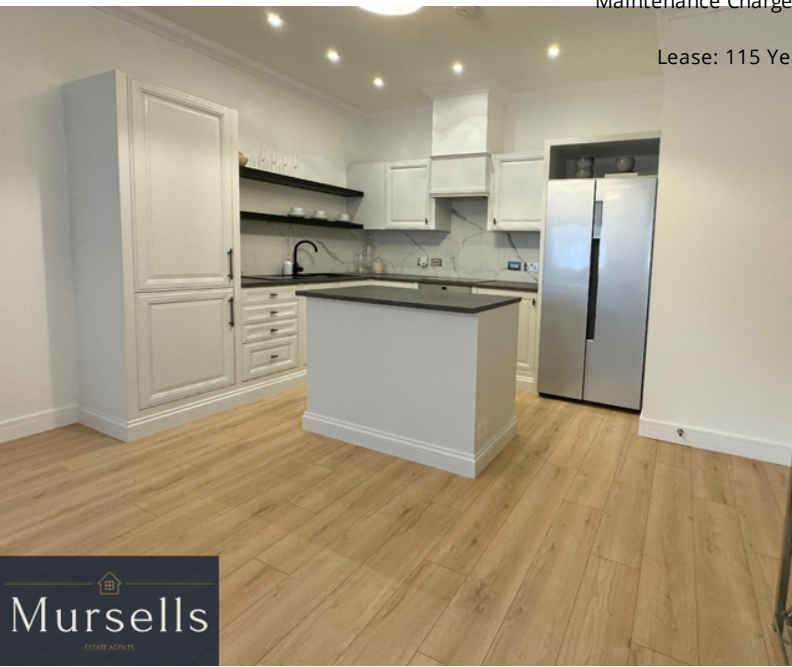
The development, Voyager House, is a modern complex comprising 63 apartments spread across six floors. It features a contemporary entrance lobby, lifts serving all floors, and secure vehicle access to the rear via Seldown Lane. A video entryphone system adds an extra layer of security and convenience. Furthermore, the development includes a shared grass space, exclusive to flat owners, providing a tranquil outdoor area to relax, socialise, or enjoy the fresh air—an uncommon and valuable feature in town centre living.

Please don't hesitate to contact us today to arrange a viewing and experience all that this remarkable property has to offer.

Ground Rent: £250 per annum

Maintenance Charges: £1,550 per annum

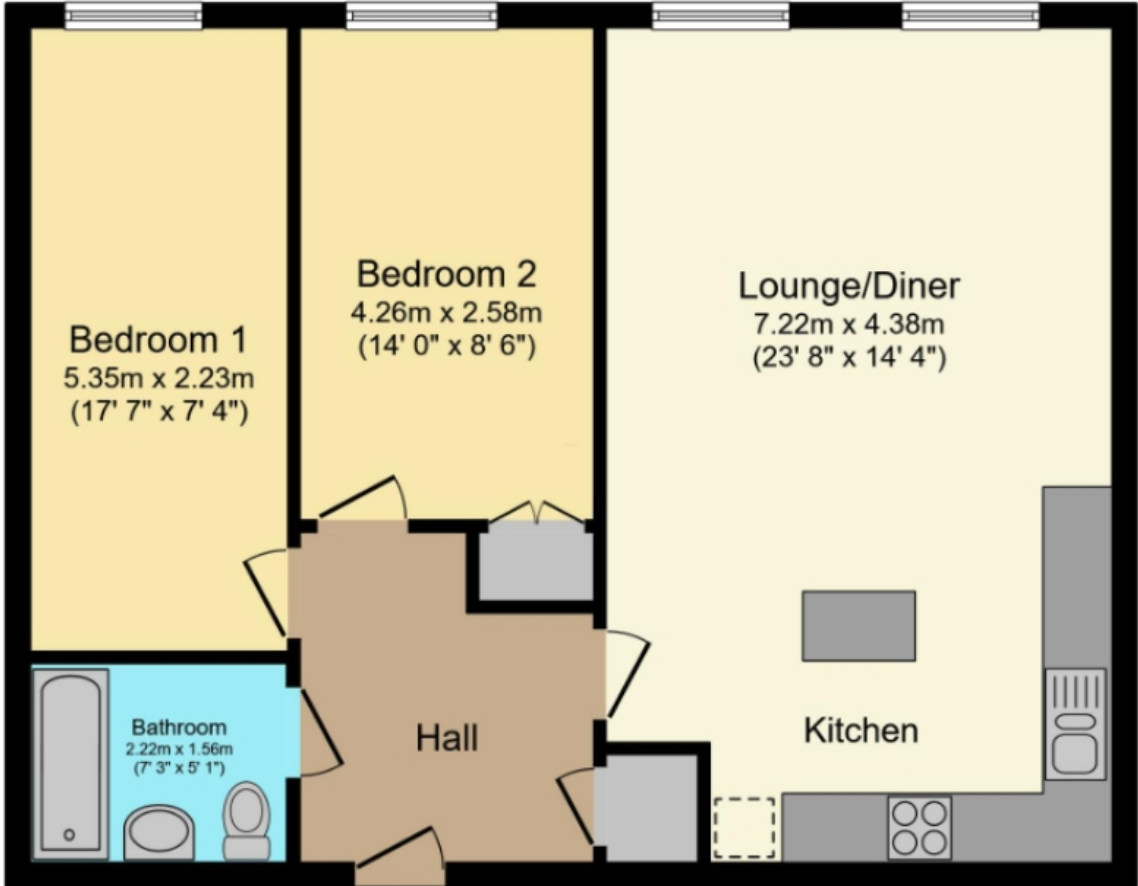
Lease: 115 Years Remaining



ROOM DESCRIPTIONS



FLOORPLAN & EPC



Total floor area 67.5 sq.m. (727 sq.ft.) approx

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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
		72	71
England, Scotland & Wales		EU Directive 2002/91/EC	

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