

101 Newfoundland Drive,  
Baiter Park, Poole, Dorset, BH15 1YE



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## LEASEHOLD PRICE £359,950

An immaculate 3 double bedroom, 2 bathroom, third floor apartment with far reaching sea and harbour views. Set with no apartment above it enjoys a fabulous wrap around east, south and westerly facing balcony with views of Poole Park Lake, Brownsea Island, Sandbanks and the Purbecks. Offering a spacious open plan lounge/kitchen/dining room, secure underground parking, secure entryphone system and a passenger lift to all floors including the car park. This apartment is set on the edge of the popular Poole Quarter development and is in arguably one of the best positions being just 250m walk from Baiter Park, 650m from Poole Park and approximately half a mile from both Poole Quay and Whitecliff Park.

- Delightful outlook and distant harbour views from this spacious 3 double bedroom, immaculately presented third floor apartment
- Generous balcony wrapping around 3 sides of the apartment enjoying a delightful roof top outlook with the harbour and Poole Park beyond
- En-suite shower room to the master bedroom and further bathroom
- Generous open plan kitchen/living/dining room with integrated appliances to include oven, hob, extractor, and free standing Fisher & Paykel fridge/freezer. Further utility cupboard housing a Bosch washing machine
- Built in wardrobe to the master
- Wood effect flooring throughout the main living areas
- Plenty of storage with 2 double cupboards and a further single cupboard in the entrance hall
- Pressurised hot water system
- Carpets, blinds, curtains and light fitting included
- Modern slimline electric radiators with individual thermostats and timers
- Secure entryphone system
- Passenger lift to all floors including the basement garage
- Secure underground car park space (54) with remote control gated entrance
- 101 Newfoundland drive has 23 apartments over 5 floors and is part of the Poole Quarter development built in 2008 by Crest Homes and is set just 250m from the unspoilt Baiter Park Beach which overlooks Poole Harbour



Poole Park



Baiter

The apartment is set in a quiet location but at the same time has everything on the doorstep in the town centre such as shops, restaurants, bars and walks along the harbour and around Poole Park. Poole Park is just 650 metres away and Poole Quay is less than ½ a mile away offering leisure boat cruises around the Purbecks and a wide range of cafés, bars and restaurants.

**COUNCIL TAX BAND: C**

**EPC RATE: C**

**LEASE: 125 years from January 2008**

**MAINTENANCE: £2600 per annum**

**GROUND RENT: Approximately £200 Per Annum – Terms & conditions of ground rents should be discussed with your solicitor**

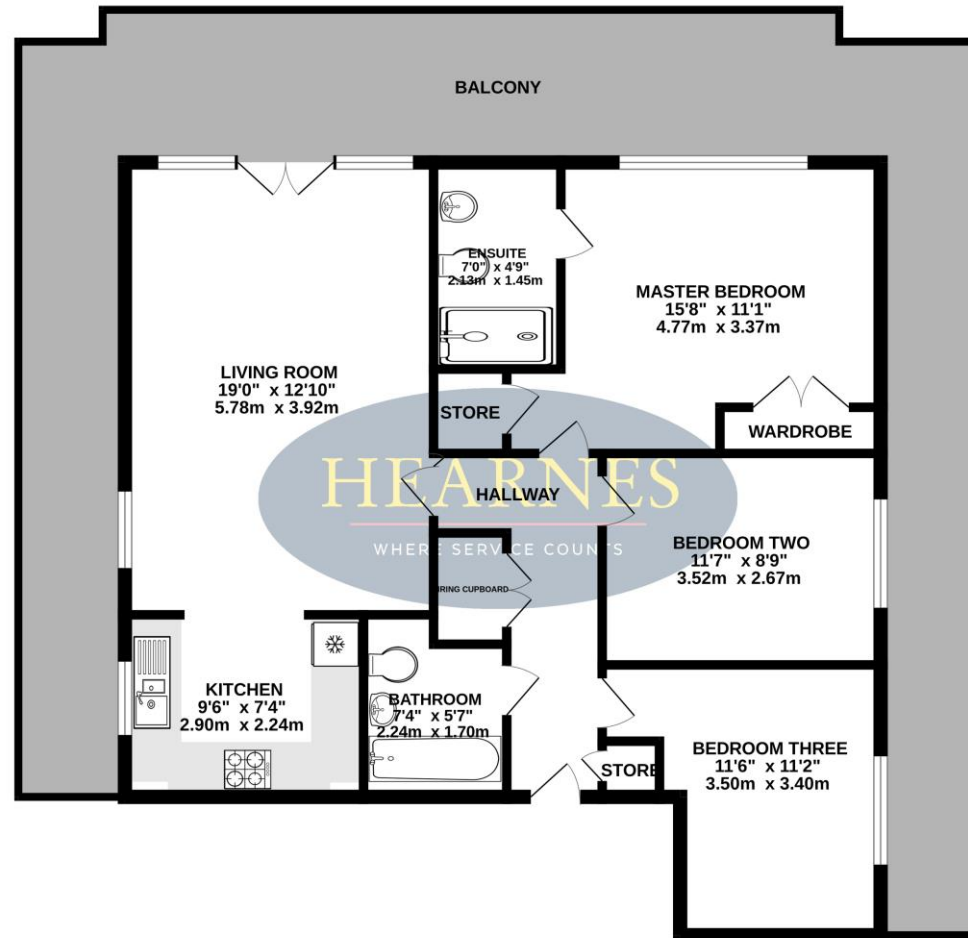
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnest Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.







GROUND FLOOR  
863 sq.ft. (80.2 sq.m.) approx.



TOTAL FLOOR AREA : 863 sq.ft. (80.2 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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