



HEARNES

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**Flat 5 Canute House, 11 Strand Street,
Poole Quay, Poole, Dorset, BH15 1EJ**

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Leasehold Price £134,950

An immaculate first floor one double bedroom flat set in the heart of Old Town Poole, one road back from the Quayside and harbour. The home has been used as a holiday home and the owners have loved living there and enjoy how close it is to Quay and town. This purpose built flat, benefits from an open plan lounge/kitchen with appliances, 2 feature arched windows adding character, a modern bathroom, gas central heating and double glazing. Canute House is a development of 18 flats, set over 4 floors with well-kept communal areas, security entryphone system, passenger lift and has access to a multi storey car park nearby which requires a permit.

- Immaculately presented double bedroom purpose built flat set in the heart of Old Town Poole
- Set one road back from the harbourside
- Entry phone system to all flats and a lift servicing all floors
- Open plan lounge/kitchen with feature arched window
- Kitchen fitted in a range of shaker style units with work tops over and integrated oven, 4 ring gas hob and extractor above, space for under counter fridge and washing machine
- Double glazing and gas central heating
- Modern décor throughout
- Fully tiled bathroom with shower over the bath
- Sold vacant with no forward chain
- Bike store

Canute House is set in the heart of Old Town Poole just adjacent to the High Street and 100 yards from The Quay. Travel down Button Lane (which is to the left hand side of the development) and within 100 yards, you are on 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 to Baiter Park and Poole Park with its wonderful leisure activities.

Lease: 78 years remaining
Maintenance: Approximately £1800 per annum
Ground Rent: £495 per annum

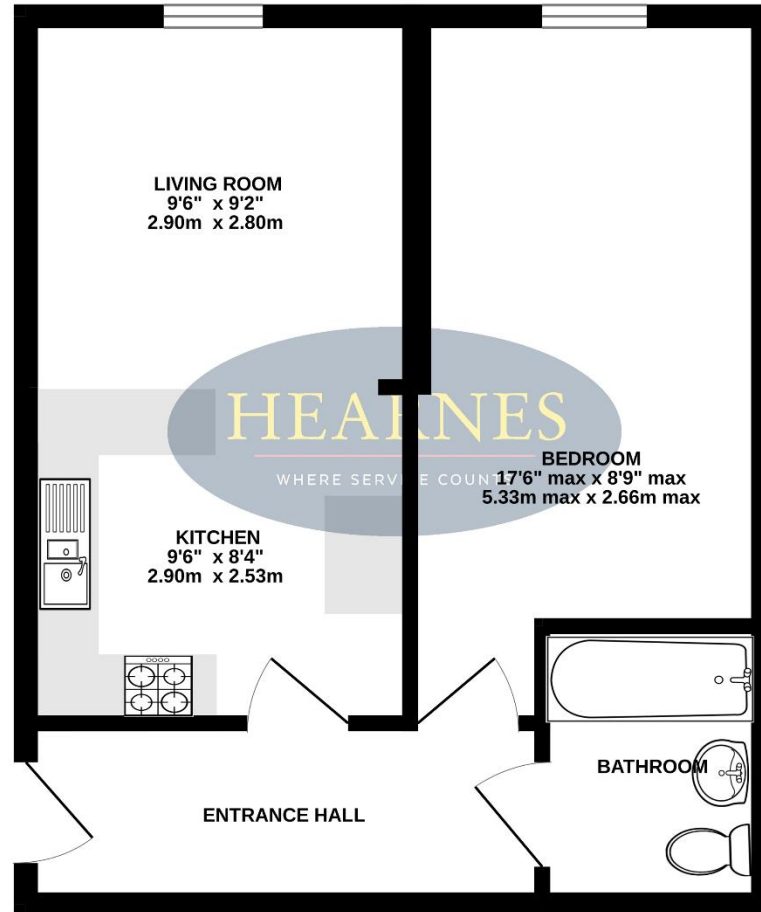
COUNCIL TAX BAND: B

EPC RATING: C

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



FIRST FLOOR
398 sq.ft. (37.0 sq.m.) approx.



TOTAL FLOOR AREA : 398 sq.ft. (37.0 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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