



**Cappella
Haven Road
Poole
Dorset
BH13 7LH**

Offers in Excess of £648,000

bettermove

Haven Road Poole

Bettermove are proud to present this impressive 3 bedroom penthouse apartment in Poole available with no forward chain.

The property benefits from double glazing, underfloor heating throughout and has two allocated secured parking spaces available in the underground car park. The council tax band is G.

The property is tenanted and will be sold with tenants in situ for immediate investment - rental yields can be obtained through Bettermove.

This is a share of freehold property with 110 years remaining on the lease; there is no ground rent and the service charge is £3,408.28 per annum.

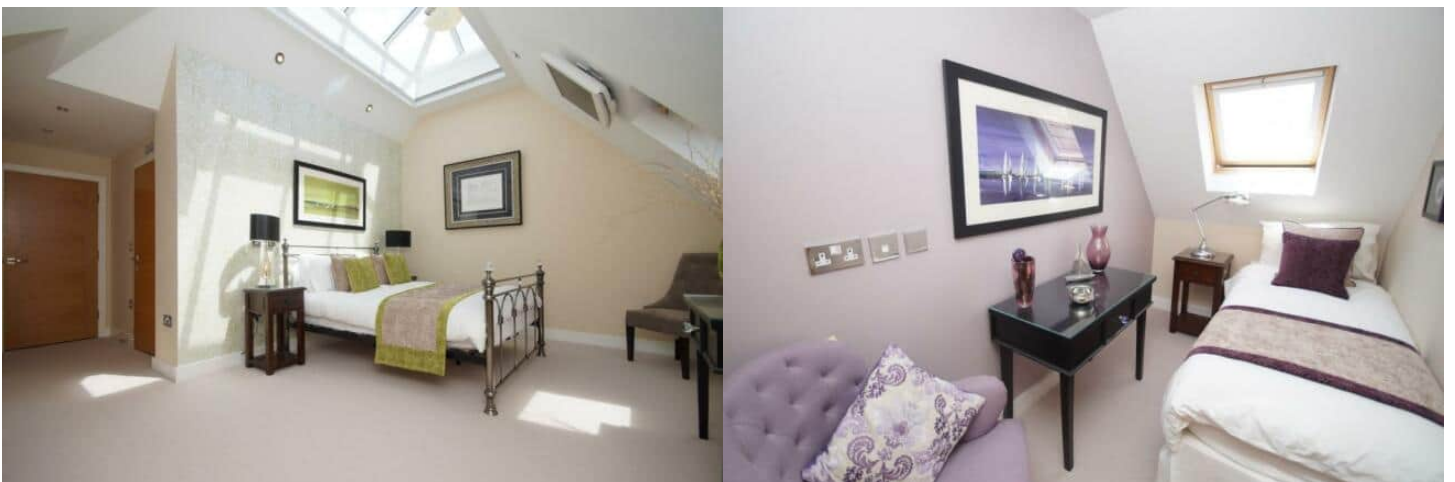
The interior of this beautifully presented property comprises a spacious and open plan living room with dining area and fitted kitchen with access to the private balcony. There are two double bedrooms and one single bedroom with the master bedroom having an ensuite bathroom and the family bathroom located on the top floor of the building with lift access available to each floor.

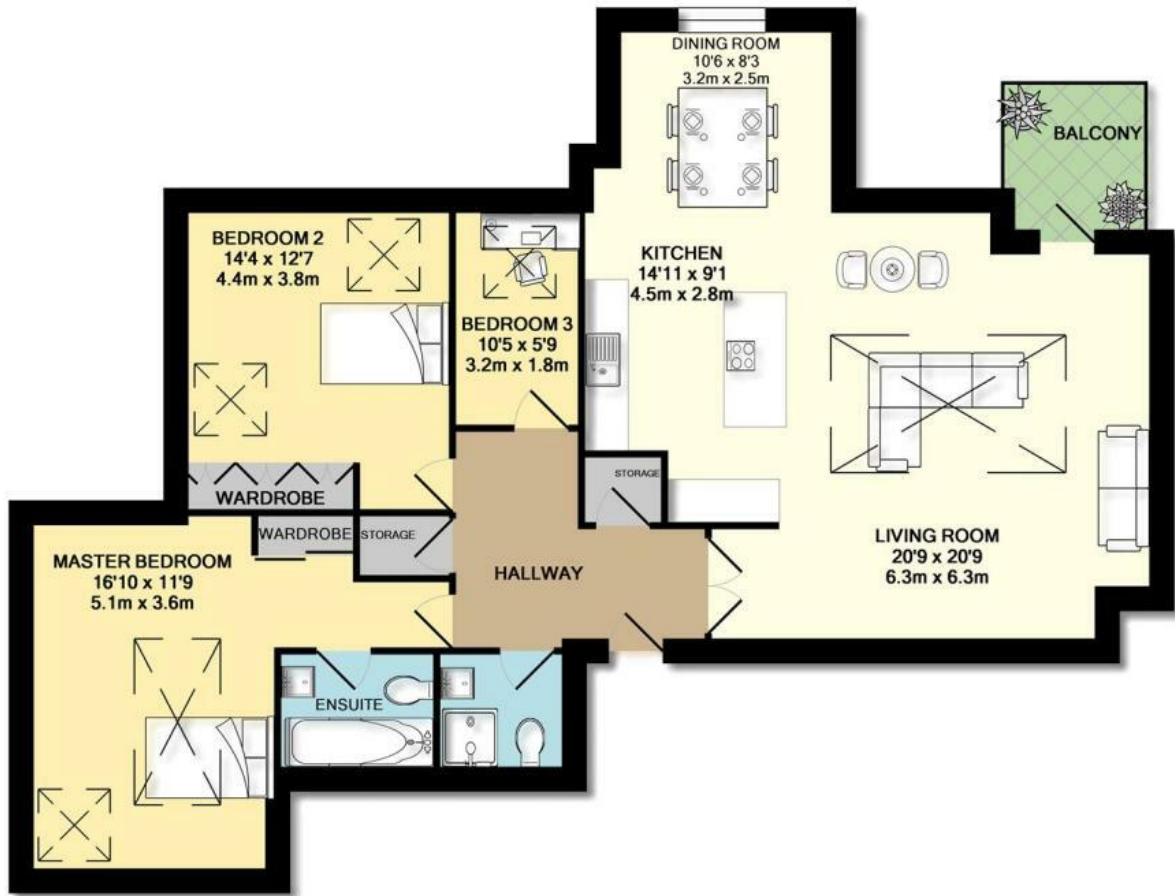
Located in the popular town of Poole, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Parkstone Train Station, the A35 and many local bus routes.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.





This Floor Plan is for guidance only and is NOT to SCALE © Goadsby
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



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