



15 Malthouse, 24 Market Close, Poole, Dorset BH15 1NL

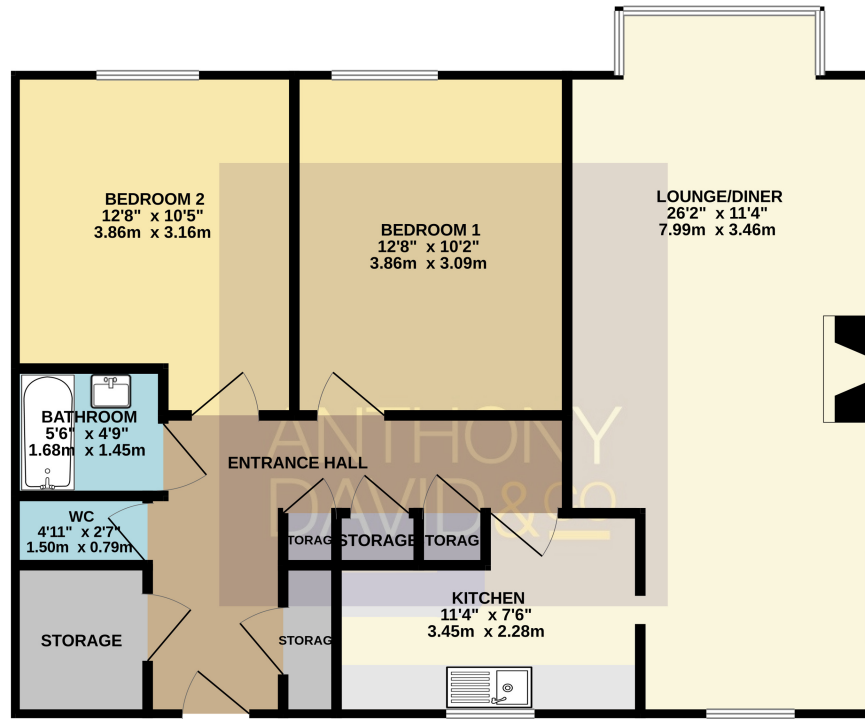
£175,000 Leasehold

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**** BUY TO LET INVESTORS ONLY TENANT IN SITU **** A super two double bedroom purpose built apartment situated in this residential a short stroll away from Poole Quay with its bars, eateries and harbour views. Poole Town centre with its array of shopping facilities and central transport links is also right on the doorstep. Offering a great yield (approx 6% yield) viewing is highly advised to appreciate not only its fantastic location but also the accommodation on offer, which comprises: 26' lounge/diner, kitchen, bathroom and separate cloakroom. Further features include; ample storage, feature fireplace, gas central heating. The parking is via a permit scheme from PHP. There are also garages for rent which are on a waiting list basis. NB: The property is currently rented out at £1000.00 per month.

**ANTHONY
DAVID & CO**

FIRST FLOOR
770 sq.ft. (71.5 sq.m.) approx.



Entrance Hall Doors to

Lounge/Diner 26' 2" x 11' 4" (7.98m x 3.45m)

Kitchen 11' 4" x 7' 6" (3.45m x 2.29m)

Bedroom One 12' 8" x 10' 2" (3.86m x 3.10m)

Bedroom Two 12' 8" x 10' 5" (3.86m x 3.17m)

Separate Cloakroom 4' 11" x 2' 7" (1.50m x 0.79m)

Bathroom 5' 6" x 4' 9" (1.68m x 1.45m)

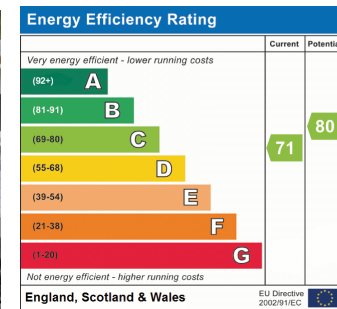
Tenure Leasehold - 84 years remaining

Ground Rent Peppercorn

Service Charge £100 per month

TOTAL FLOOR AREA: 770 sq.ft. (71.5 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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