



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	75	77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox



DISCLAIMER PROPERTY DETAILS: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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46 Waldren Close, BAITER PARK, Poole, Dorset BH15 1XS

£225,000

The Property

Brown and Kay are delighted to offer this rarely available two bedroom ground floor apartment located moments from the harbour shore. The well presented accommodation boasts a generous 18' lounge/dining room, fitted kitchen, two bedrooms with the master having a dressing area, and a good size shower room. A particular feature of the property is the private patio garden to the rear and with no onward chain this would make a wonderful main home, holiday home or buy to let investment.

The property occupies a fantastic position being within a leisurely stroll of harbourside walks which meander around Whitecliff Park and Historic Poole Quay, home to the luxury Sunseeker, where you can enjoy the many eateries on offer or take a boat ride to Brownsea Island. The town centre of Poole is also within walking distance and there you will find a comprehensive range of shopping facilities together with both the bus and train station, with rail links to London Waterloo. For beach enthusiasts, Sandbanks with its miles upon miles of stunning golden sandy beaches stretching to Bournemouth and beyond is also within comfortable reach.

AGENTS NOTE - PETS & HOLIDAY LETS

To be confirmed

COMMUNAL ENTRANCE HALL

Door through to the apartment.

ENTRANCE HALL

Shelved storage cupboard, radiator.

LOUNGE/DINING ROOM

18' 5" x 10' 3" (5.61m x 3.12m) Double glazed sliding patio doors to private patio/garden, radiator.

KITCHEN

8' 2" x 7' 8" (2.49m x 2.34m) Double glazed window, range of wall and base units, sink drainer inset in to wood work top, space and plumbing for washing machine, space for fridge/freezer, work top with inset gas hob, matching oven under and canopy above, wall mounted Glowworm boiler,.

BEDROOM ONE

11' 2" x 8' 4" (3.40m x 2.54m) Double glazed window to the front aspect, radiator, arch through to dressing area.

DRESSING AREA

6' 5" x 3' 10" (1.96m x 1.17m) to double sliding wardrobe, sink unit with vanity cupboard under.

BEDROOM TWO

11' 1" x 5' 9" (3.38m x 1.75m) Double glazed window to the front, radiator, double opening wardrobe.

SHOWER ROOM

7' 10" x 6' 9" (2.39m x 2.06m) Formally a bathroom but now a fantastic size shower room with oversize shower cubicle with wall mounted shower mixer and 'rainfall' attachment, low level w.c. and wash hand basin, radiator, tiled walls and flooring, double glazed window.

PRIVATE PATIO/GARDEN

A generous size patio which is enclosed with fencing.

PARKING

Allocated parking space to the rear.

TENURE - LEASEHOLD

Length of Lease - 125 years from 1986

Maintenance - £1,568.24

Management Agent -

COUNCIL TAX - BAND C