



11 Perry Gardens, Poole, Dorset BH15 1QA

Guide Price £200,000 Leasehold

**** GUIDE PRICE £200,000 - £210,000 ** PET FRIENDLY **** A beautifully presented three bedroom third and fourth floor maisonette ideally situated within walking distance from Poole Quay with its array of eateries, bars and amenities. Poole Town centre and the scenic Baiter Park are also close to hand. Ideal investment/first time buy offers good sized living space throughout and internal viewing is a must not only to appreciate its fantastic location but also the accommodation on offer, which comprises: lounge, fitted kitchen, two double bedrooms, good sized single bedroom and modern bathroom. Further features of this 'Little Gem' include: DISTANT HARBOUR VIEWS, storage cupboard, low service charge, private entrance, residential parking permit (£20 per annum), gas central heating. Nearby schools - Twin Sails Infants, Oakdale Juniors and Poole High.

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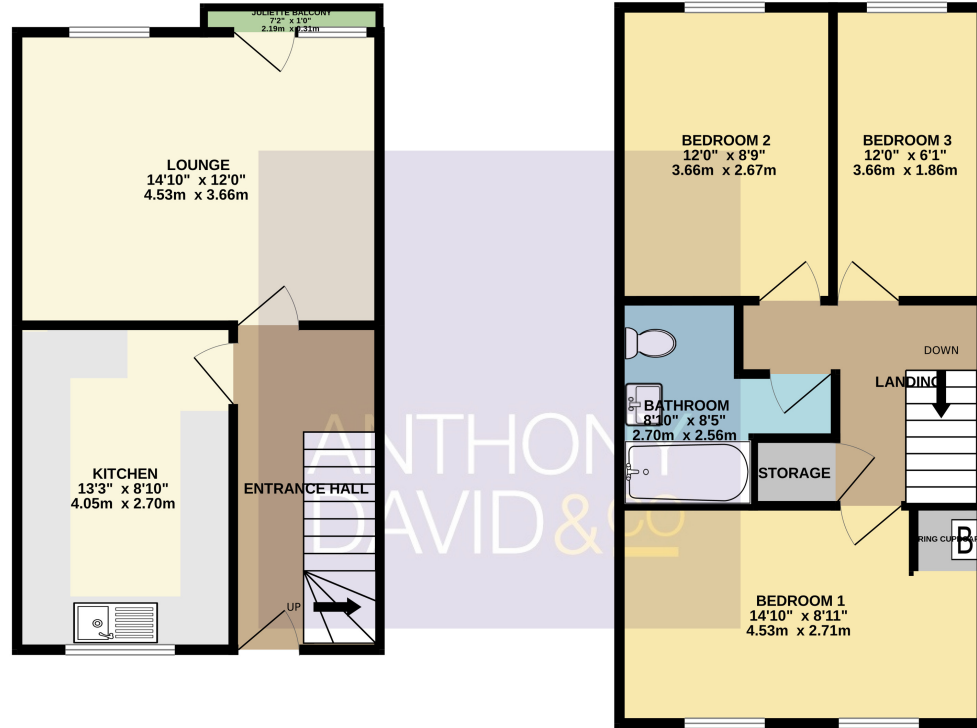
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**ANTHONY
DAVID & CO**

3RD FLOOR
376 sq.ft. (34.9 sq.m.) approx.

4TH FLOOR
435 sq.ft. (40.5 sq.m.) approx.



TOTAL FLOOR AREA: 811 sq.ft. (75.3 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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Entrance Hall Doors to

Kitchen 13' 3" x 8' 10" (4.04m x 2.69m)

Lounge 14' 10" x 12' 0" (4.52m x 3.66m)

Stairs to Second Floor

Landing Doors to

Bedroom One 14' 10" x 8' 11" (4.52m x 2.72m)

Bedroom Two 12' 0" x 8' 9" (3.66m x 2.67m)

Bedroom Three 12' 0" x 6' 1" (3.66m x 1.85m)

Bathroom 8' 10" x 8' 5" (2.69m x 2.57m)

Parking Residential permit parking £20 per annum

Tenure Leasehold - 88 years remaining

Service Charge £227 per quarter

Council Tax Band B



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		67	75
		EU Directive 2002/91/EC	

Property Misdescriptions Act 1991

Property details contained herein do not form part of an offer or contract. Any measurements are included for guidance only and as such must not be used for the purchase of carpets or fitted furniture. We have not tested any apparatus, equipment, fixtures, fittings or services neither have we confirmed or verified the legal title of the property. All prospective purchasers must satisfy themselves as to the correctness and accuracy of such details provided by us. We accept no liability for any existing or future defects relating to any property.