

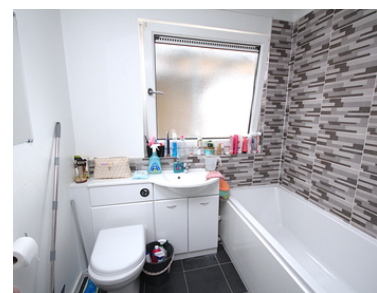
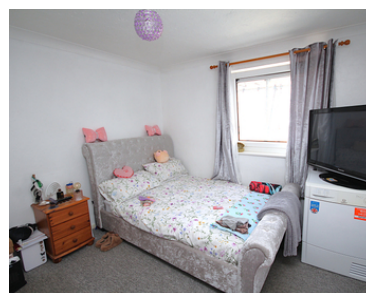
01202 677444

info@anthonydavid.co.uk

www.anthonydavid.co.uk



ANTHONY
DAVID & CO



22 PERRY GARDENS, POOLE, DORSET BH15 1QA

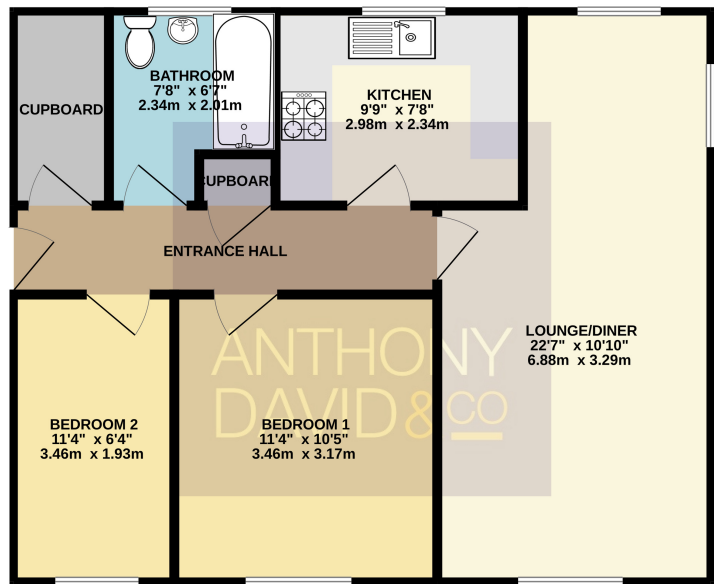
£175,000 LEASEHOLD

- INVESTORS ONLY TENANT IN SITU
- 22' LOUNGE/DINER
- TOP FLOOR
- CENTRAL LOCATION

- TWO DOUBLE BEDROOMS
- EXCELLENT YIELD
- GOOD STORAGE
- GAS CENTRAL HEATING

**** INVESTORS ONLY TENANT IN SITU **** A terrific two double bedroom flat 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. The property offers an excellent yield of circa.. 6.9% and viewing is advised to appreciate the accommodation on offer, which comprises: 22' lounge/diner, fitted kitchen and bathroom. Further features of this great investment include: gas central heating, good storage space, UPVC double glazing and casual residents parking.

THIRD FLOOR
621 sq.ft. (57.7 sq.m.) approx.



TOTAL FLOOR AREA: 621 sq.ft. (57.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.
Made with Metropix C3025

Room Measurements

Entrance Hall
Doors to

Lounge
22' 7" x 10' 10" (6.88m x 3.30m)

Kitchen
9' 9" x 7' 8" (2.97m x 2.34m)

Bedroom One
11' 4" x 10' 5" (3.45m x 3.17m)

Bedroom Two
11' 4" x 6' 4" (3.45m x 1.93m)

Bathroom
7' 8" x 6' 7" (2.34m x 2.01m)

Storage Cupboard
7' 6" x 4' 4" (2.29m x 1.32m)

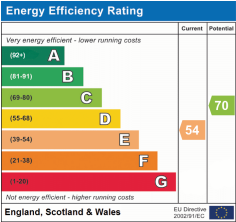
Parking
First come first serve

Tenure
Leasehold - approx 84 years remaining

Ground Rent
Peppercorn

Service Charge
£947 PA

Council Tax
Band B



Anthony David and Co, 126 Fernside Road, Poole, Dorset, BH15 2ER
T: 01202 677444 E: info@anthonydavid.co.uk W: www.anthonydavid.co.uk

Property Misdescriptions Act 1991
Property details contained herein do not form part of all 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.

