

**6 Lander Close, Baiter Park,
Poole, Dorset, BH15 1UN**



HEARNES

WHERE SERVICE COUNTS

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Leasehold Price £270,000

An immaculately presented and rarely available 2 double bedroom ground floor apartment, benefitting from a private southerly facing rear courtyard garden, modern shower room, multifunctional open plan reception space, off road parking and being less than 300 feet from the harbour of Baiter Park and less than 700 metres from Poole Quay.

- Open plan reception room with French doors to the rear courtyard garden
- Kitchen to include white gloss units, stone effect worktops with integrated appliances such as Neff electric fan oven, gas hob with extractor fan above and Neff washing machine
- Low maintenance southerly facing courtyard garden
- Modern shower room to include walk in shower, wash hand basin with vanity unit below and wc
- Private front door to the property
- Fitted storage in hallway, master bedroom and outside cupboard
- Gas central heating and double glazing throughout

Set in the highly desirable area of Baiter Park, this property is within a couple hundred feet of the harbourside and the wonderful pathways leading to the Quay, just 400m away, Poole Park. This wonderful stretch of coastline is ideal for keen walkers who can take in the coastal scenery and adventure further in either direction to Hamworthy, Whitecliff and on to Sandbanks. It is also a short walk, approximately half a mile, to the train station, bus station and Poole Town Centre shops.

Maintenance charges: As and when

Ground Rent: £50 per annum

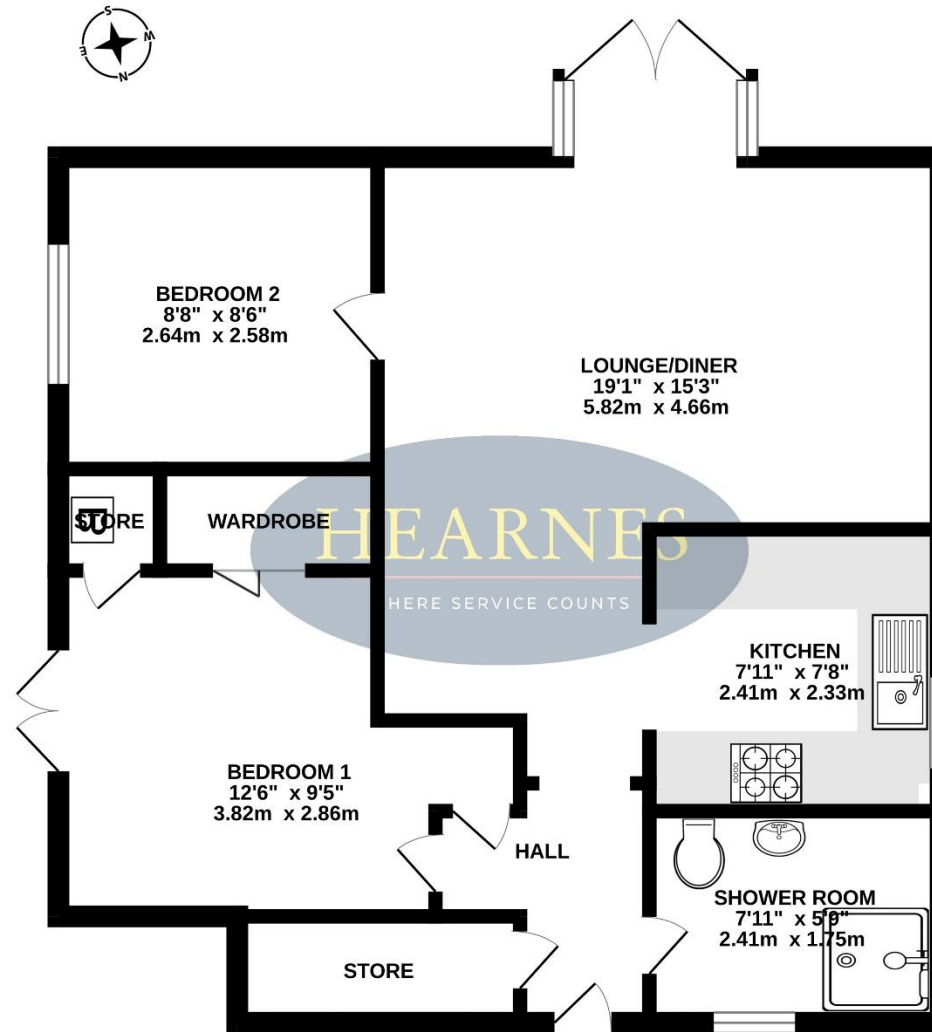
Lease length: 999 years from 1984

COUNCIL TAX BAND: C

EPC RATING: C

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.





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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OFFICES ALSO AT: BOURNEMOUTH, FERNDOWN, RINGWOOD & WIMBORNE

