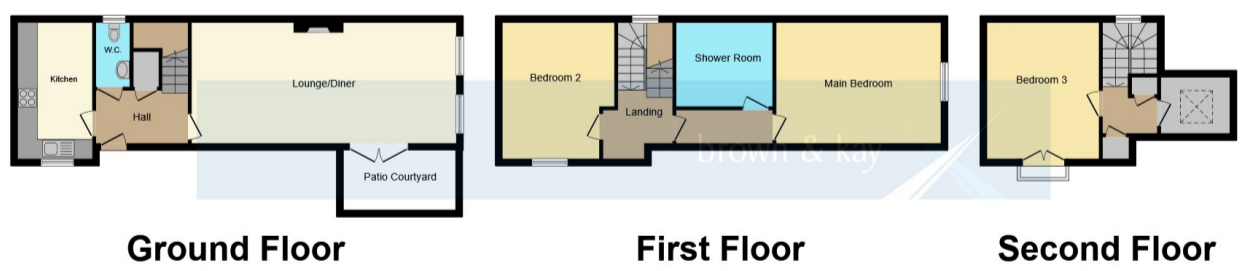




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



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.

20, Seamoor Road, Bournemouth, Dorset, BH4 9AR Also at: 30 Hill Street, Poole BH15 1NR Tel: 01202 676292



Email: sales@brownandkay.co.uk Web: www.brownandkay.co.uk Tel: 01202 765995



4 Angel Mews, St Aubyns Court, Poole, Dorset BH15 1LT

£440,000

The Property

HOLIDAY LETS PERMITTED & NO FORWARD CHAIN Occupying a fantastic position moments from Poole Quay, we are delighted to market this well presented three double bedroom property set within this gated development. The home affords over 1200 sq ft of accommodation and is arranged over three floors with many benefits to include a ground floor cloakroom, well fitted kitchen/breakfast room with integrated appliances, more than generous lounge/dining room with doors opening on to the courtyard garden, a four piece en-suite to bedroom one, plus a principal bathroom serving the remaining two bedrooms. Furthermore, there is a pretty walled courtyard garden area to enjoy plus a covered carport parking space.

This sought after gated development is well located within strolling distance of Old Town Poole and historic Poole Quay with its fascinating history and pretty waterfront. Soak up its relaxed, laid back ambiance and indulge in the many eateries it has to offer or take a harbour cruise over to Brownsea Island, known for its red squirrels and wildlife. Poole Quay is also home to the luxurious Sunseeker cruisers and traditional sailors alike with its lively seafaring atmosphere, and not far are the famous beaches of Sandbanks, one of the best locations for wind and kite surfing or a spot of paddle boarding. Also within walking distance is the town centre with a wide and varied range of shopping facilities together with Poole bus and rail station with links to London Waterloo.

AGENTS NOTE - PETS & HOLIDAY LETS

Pet friendly subject to residents agreement, our client currently has a dog.
Holiday lets are permitted.

ENTRANCE HALL

11' 0" x 5' 6" (3.35m x 1.68m) Understairs storage cupboard, radiator, tiled flooring.

CLOAKROOM

Suite comprising low level w.c. and wash hand basin. Window to the rear aspect, radiator, tiled walls and flooring.

KITCHEN/BREAKFAST ROOM

13' 10" x 7' 5" (4.22m x 2.26m) Well fitted and equipped with a range of wall and base units with work surfaces over, inset gas hob with oven below and wall mounted filter, integrated appliances to include dishwasher, washing machine and fridge/freezer, further work surface, wall units with glazed display cabinets, pantry cupboard, radiator, breakfast bar ideal casual dining.

LOUNGE/DINING ROOM

21' 6" x 11' 0" (6.55m x 3.35m) Double glazed windows to the side, two radiators, double opening doors to the courtyard garden.

FIRST FLOOR LANDING

With useful 'work from home' recess with front aspect window.

BEDROOM ONE

13' 9" x 12' 3" (4.19m x 3.73m) excluding entrance lobby to bedroom. Double glazed window, radiator.

EN-SUITE BATH/SHOWER ROOM

Four piece suite comprising panelled bath, low level w.c., wash hand basin and shower cubicle. Heated towel rail, tiled walls and flooring.

BEDROOM TWO

13' 9" x 12' 3" (4.19m x 3.73m) Double glazed window, radiator.

SECOND FLOOR LANDING

Stairs to the second floor, loft storage, velux style window, cupboard housing newly fitted boiler with useful shelving, radiator.

BEDROOM THREE

13' 9" maximum x 12' 2" (4.19m x 3.71m) double glazed doors to Juliet balcony, radiator.

FAMILY BATHROOM

9' 0" x 6' 0" (2.74m x 1.83m) Suite comprising panelled bath with mixer taps and shower screen, low level w.c. and wash hand basin. Heated towel rail, tiled walls and flooring, double glazed velux style window.

FRONT ENTRANCE

The home is approached via electronic gates leading through to the development.

COURTYARD GARDEN

Pretty walled courtyard with artificial lawn area.

CARPORT PARKING

Covered carport parking space with power for electric car charger.

AGENTS NOTE

Our client has just fitted a new boiler, circa March/April 2024.

TENURE - SHARE OF FREEHOLD

Length of Lease - 999 years from 25th March 2003
Maintenance - £675 per annum

COUNCIL TAX - BAND E