



**1 Durrell Way, Poole, Dorset, BH15 1YN**

# 1 Durrell Way, Poole, Dorset, BH15 1YN

## Leasehold Price £179,950

A modern and spacious ground floor apartment with one double bedroom, a generous lounge/dining room, modern kitchen and an allocated parking space. This lovely apartment is set on the edge of the popular Poole Quarter development and is arguably in one of the best positions, being just a few hundred metres to the water.

- A spacious, well presented ground floor apartment
- Vacant with no forward chain
- Allocated parking bay
- Pet friendly development (with permission)
- Lounge/dining room with a pair of windows looking out to the rear
- Modern kitchen fitted with a range of wooden units and complementary work tops over, including a built in Bosch oven, hob and extraction hood, space and plumbing for washing machine and fridge/freezer
- Double bedroom with built in wardrobes
- Spacious entrance hall with 2 built in cupboards
- Modern bathroom with white suite and shower over bath
- Wood effect flooring throughout the living areas
- Double glazing and gas central heating
- Video entryphone system
- Quarter development was built in 2005 by Crest Homes. The block is set just over 250 metres away from the unspoilt Baiter Park Beach which overlooks Brownsea Island

The apartment is set in a quiet location but at the same time has everything on the doorstep such as shops, restaurants, bars and walks along the harbour and around Poole Park. Poole Quay is just over ½ a mile away offering leisure boat cruises around the Purbecks and a wide range of cafés, bars and restaurants.

Leasehold: 125 years from 2007

Maintenance: £101.67 per month

Fixed Rent Charge (ground rent) £1.00 per annum

Parking Bay 03-5

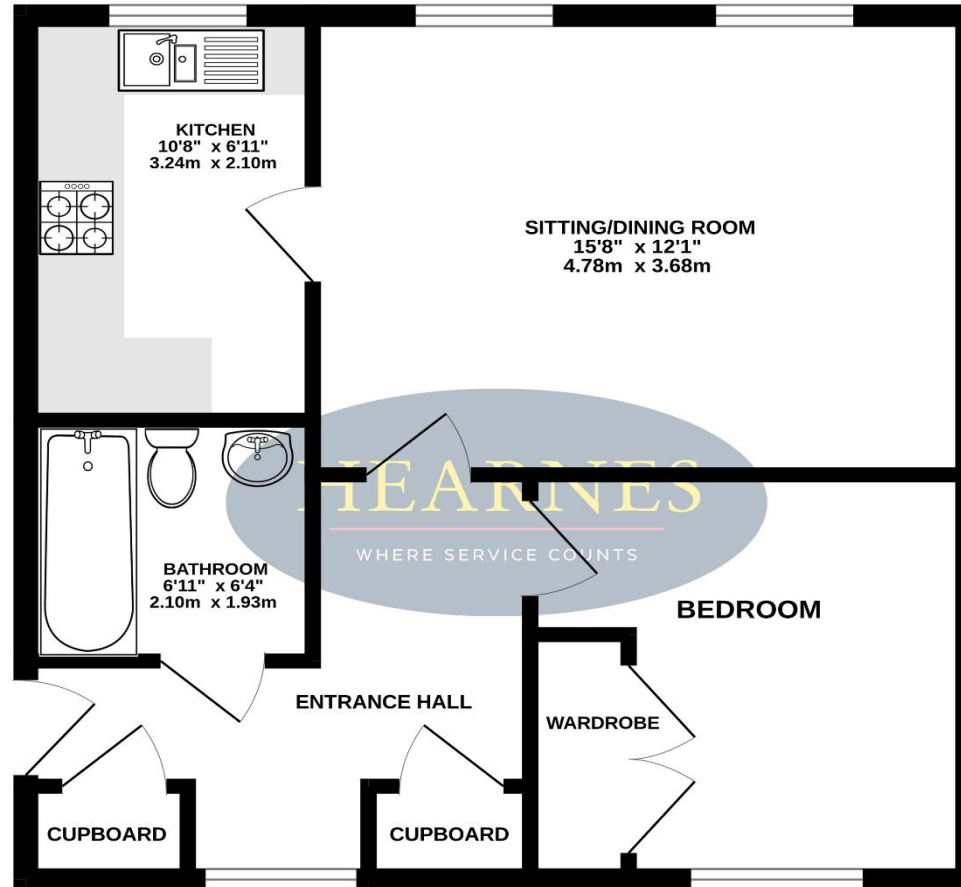
• Council Tax B

EPC 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.



GROUND FLOOR  
512 sq.ft. (47.6 sq.m.) approx.



TOTAL FLOOR AREA : 512 sq.ft. (47.6 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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