

19a Perry Gardens, Poole, Dorset BH15 1QA

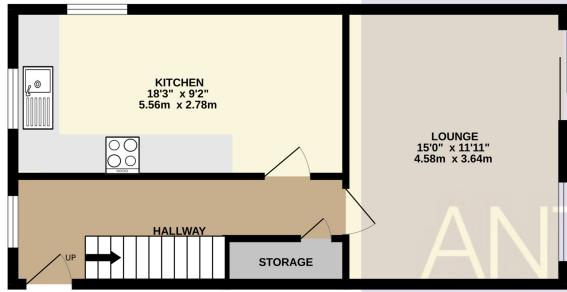
£210,000 Leasehold

\*\* HARBOUR VIEWS \*\*Guide Price £210,000 - £215,000\*\* An immaculate three bedroom second and third floor maisonette conveniently situated a short stroll from the popular Poole Quay. Poole Town centre with its array of shopping facilities and central transport links is also a level walk away. This ideal first time buy/investment purchase offers stylish living throughout and viewing is a must to not only appreciate its fantastic location but also the pristine accommodation on offer, which comprises: Lounge, luxury kitchen, two double bedrooms, single bedroom and modern bathroom. Externally there is residents permit parking and a storage shed. Further features of this 'hidden gem' include: Juliette balcony, feature wall radiators, gas central heating, UPVC double glazing and LOW SERVICE CHARGE. Nearby schools - Twin Sails Infants, Oakdale Juniors and Poole High.

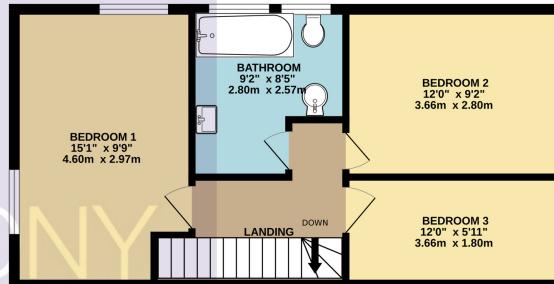
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ANTHONY  
DAVID & CO

SECOND FLOOR  
454 sq.ft. (42.2 sq.m.) approx.



THIRD FLOOR  
455 sq.ft. (42.3 sq.m.) approx.



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TOTAL FLOOR AREA : 909 sq.ft. (84.5 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

Lounge 15' 0" x 11' 11" (4.57m x 3.63m)

Kitchen 18' 3" x 9' 2" (5.56m x 2.79m)

Landing Doors to

Bedroom One 15' 1" x 9' 9" (4.60m x 2.97m)

Bedroom Two 12' 0" x 9' 2" (3.66m x 2.79m)

Bedroom Three 12' 0" x 5' 11" (3.66m x 1.80m)

Bathroom 9' 2" x 8' 5" (2.79m x 2.57m)

Parking Residents Permit Parking

Tenure Leasehold - 87 years remaining

Service Charge & Ground Rent £750 per annum

Council Tax Band B

