

**Daniel Gardens,
5 Skinner Street, Poole,
BH15 1RQ**



HEARNES

WHERE SERVICE COUNTS

Daniel Gardens, 5 Skinner Street, Poole, Dorset BH15 1RQ

Leasehold Price £299,950

A spacious 2 double bedroom ground floor garden flat set in a quiet location in the heart of Poole Town Centre. The property is just 200m from The Quay with its waterside restaurants and cafes and 300m from the shops in the High St. Set in this low rise purpose built block constructed in the 1980's, the flat offers a spacious lounge/diner, separate kitchen, bathroom with walk-in shower, 2 double bedrooms and a decent size hallway. It is all electric with storage heaters and electric radiators and has a private garden and allocated parking space.

- Ground floor garden flat
- 2 double bedrooms
- Lounge/diner and separate kitchen
- Ideal first home or investment
- Holiday lets permitted
- Bathroom with walk-in shower
- Electric heating
- Allocated parking space
- Purpose built block of just 9 flats
- New 125 year lease
- Can be bought fully furnished
- Double glazing
- Vacant

Daniel Gardens is set in Poole Town Centre, close to the Quay and local amenities. There are supermarkets and shops close by and the mainline railway station is an 800m walk away.

Leasehold: New 125 year lease. Ground rent: £230 per annum
Maintenance Charges: TBC (anticipated to be £1,000 per annum)
COUNCIL TAX BAND: TBC EPC RATING: D

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
534 sq.ft. (49.6 sq.m.) approx.



TOTAL FLOOR AREA : 534 sq.ft. (49.6 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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