

# Flat 44 Nile Court, Sterte Road, Poole, Dorset, BH15 2FT



**HEARNES**

WHERE SERVICE COUNTS



# Flat 44 Nile Court, Sterte Road, Poole, Dorset BH15 2FT

## LEASEHOLD £235,000

Views, views views! Fabulous opportunity to purchase this 2 bedroom 8<sup>th</sup> floor flat with simply stunning views over Holes Bay and Poole Harbour. Set in a convenient, central location and offering a balcony, underground parking and no forward chain. The property has an open plan kitchen/lounge, 2 storage cupboards, modern bathroom with shower over the bath, double glazing and electric heating. Built in 2019, for Sovereign housing, the development consists of 46 flats, set over 9 floors: 30 properties available under the affordable rent scheme and 16 flats for shared/full ownership.

- Fabulous views over Holes Bay and Poole Harbour and town
- Lift to all floors to include the secure lower level parking area with allocated parking bay
- Westerly facing balcony, with a front row seat to watching the sunset!
- Modern development built in 2019
- Open plan kitchen/lounge with white kitchen having integrated oven, electric hob and extractor. Plumbing and space for washing machine and fridge/freezer
- Double glazing and electric heating
- Modern white bathroom suite with shower over the bath
- Sold vacant with no onward chain
- Within 100 yards of the railway station, and nearby the entrance to the Dolphin Shopping Centre. Perfectly located with everything on your doorstep

Situated moments from Holes Bay and within a mile of Upton Country Park, with Poole Town Centre being 400m away, so close access to the rail and bus stations. Nearby excellent road links out to the west of Dorset, to areas such as Weymouth and Dorchester and out to the east towards Ferndown and Ringwood.

Term of Lease: 125 Year from 2019  
Maintenance: £81.50 per calendar month

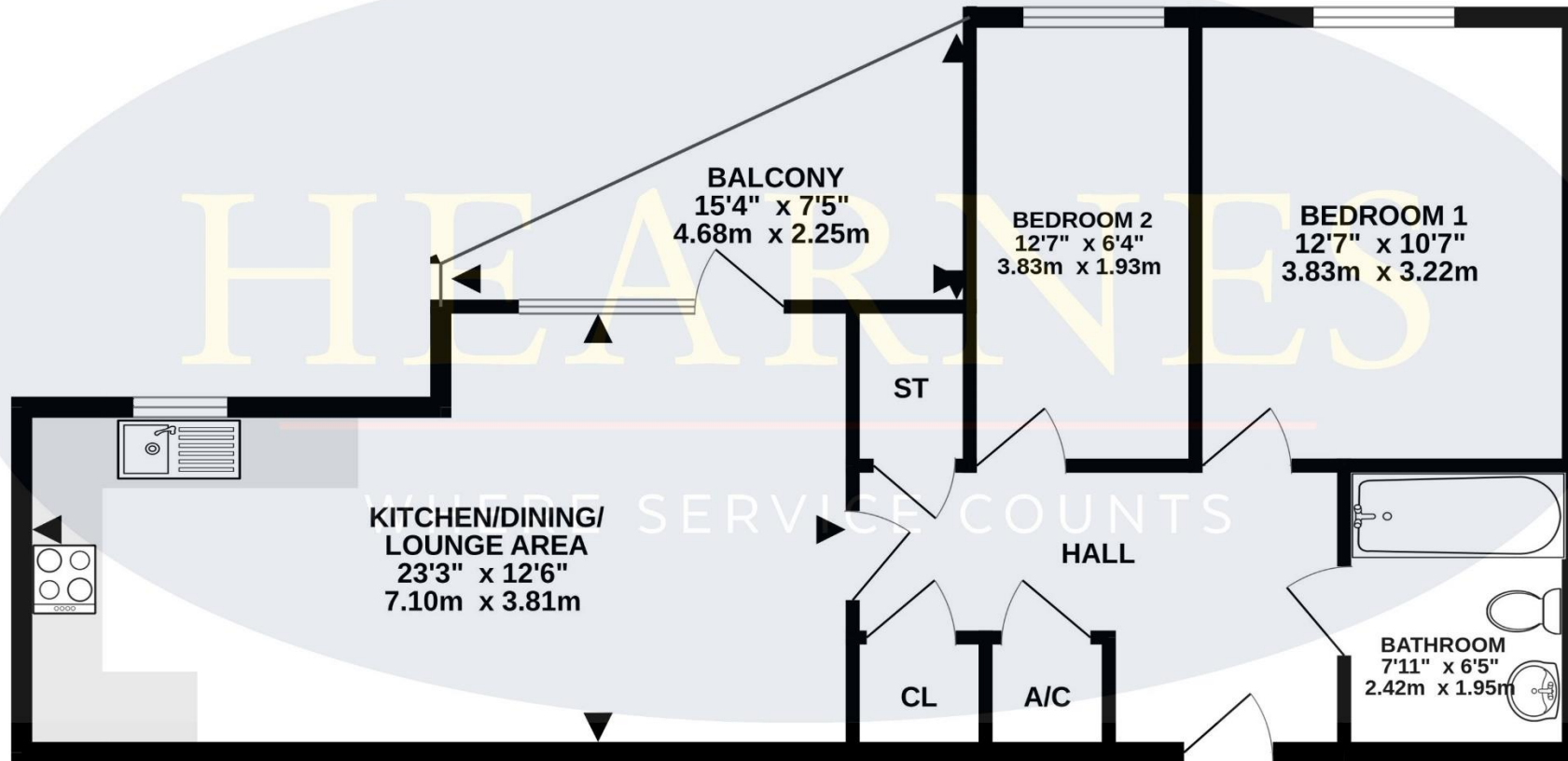
COUNCIL TAX BAND: C      EPC RATING: B



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

TOTAL FLOOR AREA : 716 sq.ft. (66.5 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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18-20 Parkstone Road, Poole, Dorset, BH15 2PG Tel: 01202 377377 Email: poole@hearnes.com www.hearnes.com

OFFICES ALSO AT: BOURNEMOUTH, FERNDOWN, RINGWOOD & WIMBORNE



