

**1 Phippard Way
Poole, BH15 1YH**



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1 Phippard Way, Poole, Dorset, BH15 1YH

Leasehold PRICE £240,000

A spacious first floor, 2 double bedroom apartment with good sized lounge/dining room, separate kitchen, ensuite shower room, balcony and parking. Set in the heart of Poole Quarter, the flat overlooks the hustle and bustle of Seldown Road Bridge, with distant harbour and park views. The owners have enjoyed its sunny aspect and the space of the apartment, along with its convenience to Poole Town Centre and Baiter Park. This development, built in 2005, was one of the first to be built in the Poole Quarter development. The main entrance is on Seldown bridge with an entry phone system and well-kept communal hallways and stairs to all floors. Access to the parking area is found to the rear on Phippard Way, with a further rear entrance. Poole Quarter development is in arguably one of the best positions being just 250m walk from Baiter Park, 650m from Poole Park and approximately half a mile from both The Quay and Whitecliff Park.

- A spacious 2 double bedroom first floor apartment set in Poole Quarter
- Generous south/westerly facing, dual aspect lounge/dining room with distant harbour and park views.
- Westerly facing balcony
- Separate kitchen with built in integrated Bosch appliances to include, oven, hob, extractor, Beko washing machine and freestanding fridge/freezer included.
- Both bedrooms with built in wardrobes, bedroom one with ensuite shower room and further family bathroom
- Gas central heating and double glazing
- Secure entry phone system
- Carpark space (located in Phippard Way)
- Pets allowed, with permission
- Owners have secured a forward purchase with no forward chain.

The apartment is set with everything on the doorstep in the town centre, such as shops, restaurants, bars and walks along the harbour and around Poole Park. Poole Park is just 650 metres away and Poole Quay is less than ½ a mile away offering leisure boat cruises around the Purbecks and a wide range of cafés, bars and restaurants.

Tenure: 125 years from 2005 **Maintenance:** £1175 per half yearly

Ground rent: £100 p.a

COUNCIL TAX BAND: C

EPC RATE: B

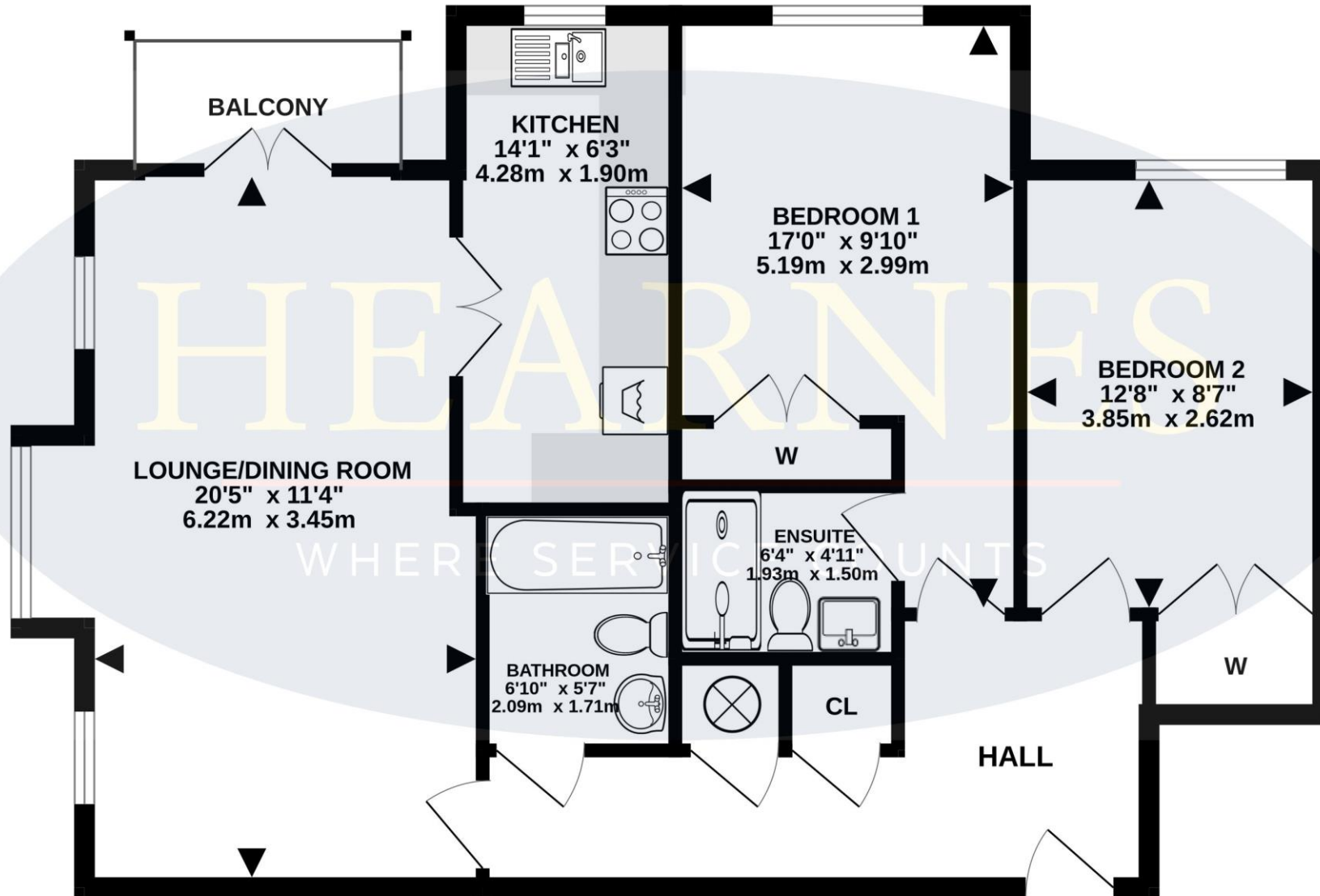
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.





TOTAL FLOOR AREA : 802 sq.ft. (74.5 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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