

52 Catalina Drive, Baiter Park, Poole, Dorset BH15 1UZ

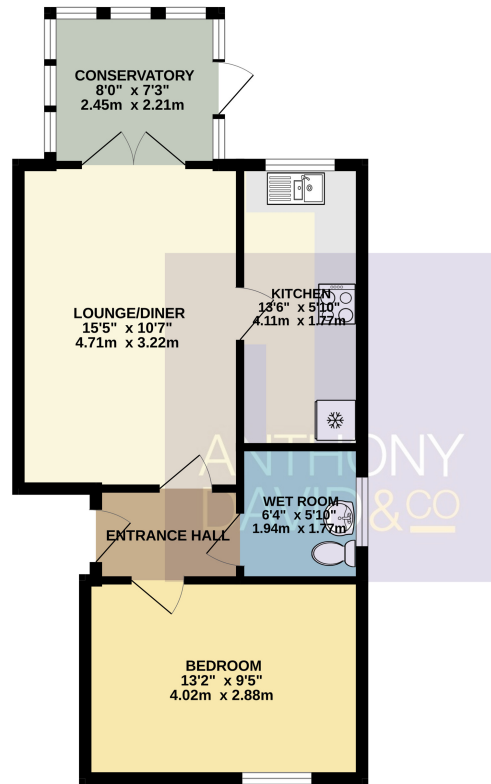
£190,000 Leasehold

**** NO FORWARD CHAIN **** A superb one double bedroom ground floor garden apartment ideally situated in Baiter Park a stones throw from the Harbours edge. Poole Town centre and Poole Quay with its' array of bars and eateries are also just a short stroll away. This modern property presents an ideal first time buy/investment and internal viewing is highly advised to appreciate its sought after location. The accommodation on offer comprises: lounge/diner, conservatory, fitted kitchen and wet room. Externally the property boasts a private paved garden, communal front garden and allocated parking. Further features of this 'little gem' include; long lease, new flooring throughout, some 'Neff' integrated appliances to kitchen including brand new dishwasher, good sized outside storage cupboard (big enough for a bike), UPVC double glazing and gas central heating.

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**ANTHONY
DAVID & CO**

GROUND FLOOR
492 sq.ft. (45.7 sq.m.) approx.



TOTAL FLOOR AREA : 492 sq.ft. (45.7 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 2.09m x 1.34m (6' 10" x 4' 5")
Lounge/Diner 4.71m x 3.22m (15' 5" x 10' 7")
Kitchen 13.6m x 5.10m (44' 7" x 16' 9")
Conservatory 8.0m x 7.3m (26' 3" x 23' 11")
Bedroom 4.02m x 2.88m (13' 2" x 9' 5")
Wet Room 1.94m x 1.77m (6' 4" x 5' 10")
Garden Low maintenance
Parking Allocated
Tenure Leasehold - 199 years from 1990
Service Charge £430.00 payable twice a year
Council Tax Band B



Property Misdescriptions Act 1991
Property details contained herein do not form part of an offer or contract. Any measurements are included for guidance only and as such must not be used for the purchase of carpets or fitted furniture. We have not tested any apparatus, equipment, fixtures, fittings or services neither have we confirmed or verified the legal title of the property. All prospective purchasers must satisfy themselves as to the correctness and accuracy of such details provided by us. We accept no liability for any existing or future defects relating to any property.