52 Catalina Drive, Baiter Park, Poole, Dorset BH15 1UZ
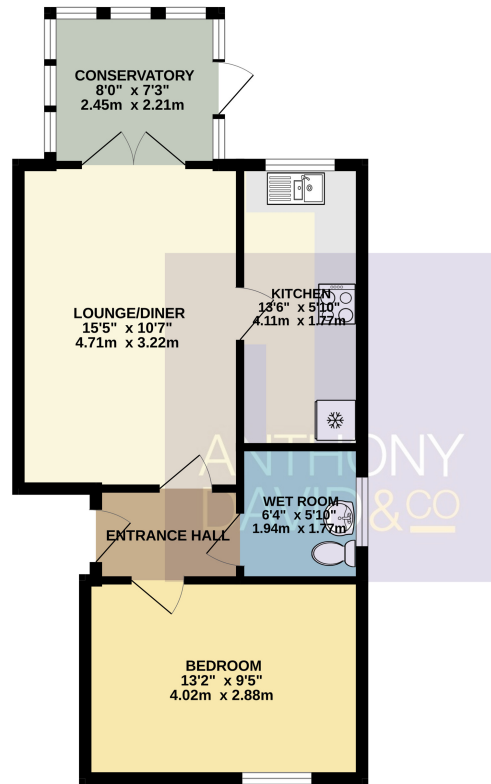
£190,000 Leasehold

** 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.

ANTHONY DAVID & CO

CONSERVATORY
8'0" x 7'3"
2.45m x 2.21m

LOUNGE/DINER
15'5" x 10'7"
4.71m x 3.22m

KITCHEN
13'6" x 5'10"
4.11m x 1.77m

WET ROOM
6'4" x 5'10"
1.94m x 1.77m

ENTRANCE HALL

BEDROOM
13'2" x 9'5"
4.02m x 2.88m

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

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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