

St James Court
7 Church Street, Poole Old Town BH15 1JX
£295,000 Share of Freehold

MAYS
ESTATE AGENTS

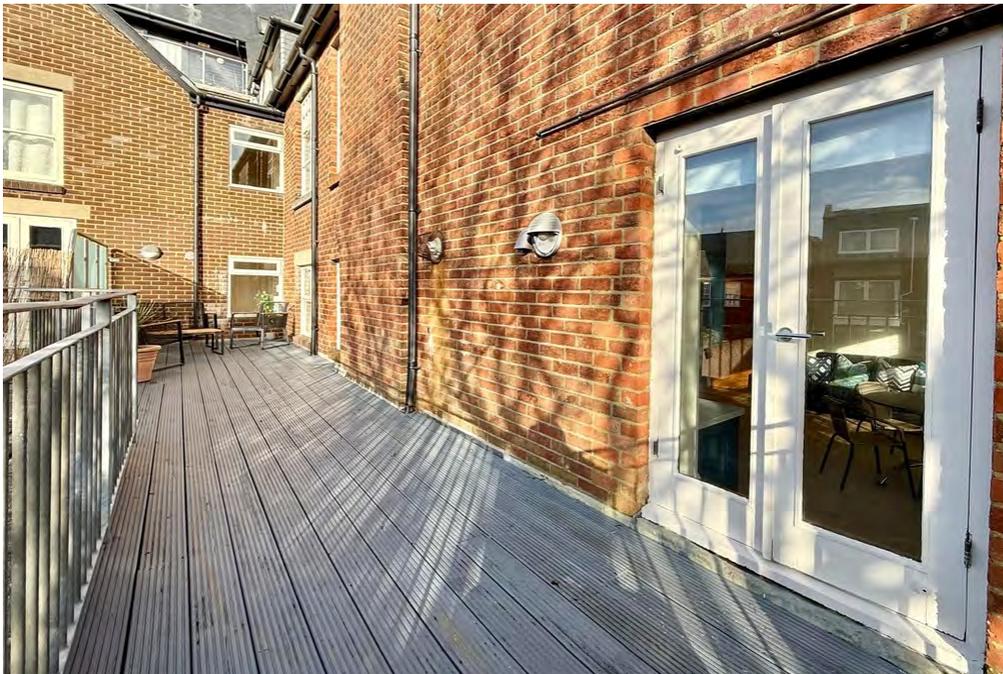




Property Summary

A beautifully presented and highly distinctive two-bedroom, two-bathroom first-floor apartment, ideally positioned within the historic heart of Poole Old Town. Forming part of a sympathetically converted former church school house, this unique home enjoys a stunning full-length private balcony with views across the picturesque Scaplen's Court courtyard gardens.

The apartment combines character features with modern living, benefiting from undercover allocated parking, a share of freehold and immediate access to Poole Quay, the town centre and all local amenities.



Key Features

- Two double bedrooms
- First-floor apartment
- Exceptional private balcony extending to approximately 36ft
- Located in the heart of Poole Old Town
- Undercover allocated parking
- En-suite bathroom and separate shower room
- Beautifully presented throughout
- Unique character property in a sought-after location
- No onward chain
- Bright, sun-filled apartment with natural light throughout



About the Property

St James Court is an elegant conversion of a former church school house, now home to just six individual apartments, offering a peaceful yet central setting in Poole Old Town. Residents enjoy secure access via an ornate archway leading into a charming courtyard, with lift and stair access to the first floor.

Upon entering the apartment, a welcoming inner hallway provides two cupboards, one is a useful storage cupboard and the other houses a fitted washing machine/dryer. A contemporary shower room is positioned off the hallway and has been recently upgraded with a modern glass corner enclosure.

Full-height windows line the hallway, flooding the property with natural light and enhancing the sense of space throughout.

The heart of the home is the impressive open-plan kitchen, dining and living area. This stylish and versatile space features a newly fitted modern kitchen with integrated appliances, ample room for dining and soft seating and delightful views over the historic Scaplen's Court museum gardens.

French doors open from the living area onto the outstanding private decked balcony, which spans the entire length of the apartment. This exceptional outdoor space is ideal for al fresco dining, entertaining or simply enjoying the coastal air.

The principal bedroom benefits from built-in wardrobe storage and a modern en-suite bathroom comprising a full-size bath, WC and wash basin. The second double bedroom also offers built-in wardrobe space and overlooks the balcony.

The property further benefits from one allocated undercover parking space, along with secure cycle storage within St James Court.

Tenure: Share of Freehold (Underlying lease: 999 years from 1st January 2001)

Management Company: Anthem Management Limited 01628 529765

Maintenance charge: £914.11 payable quarterly

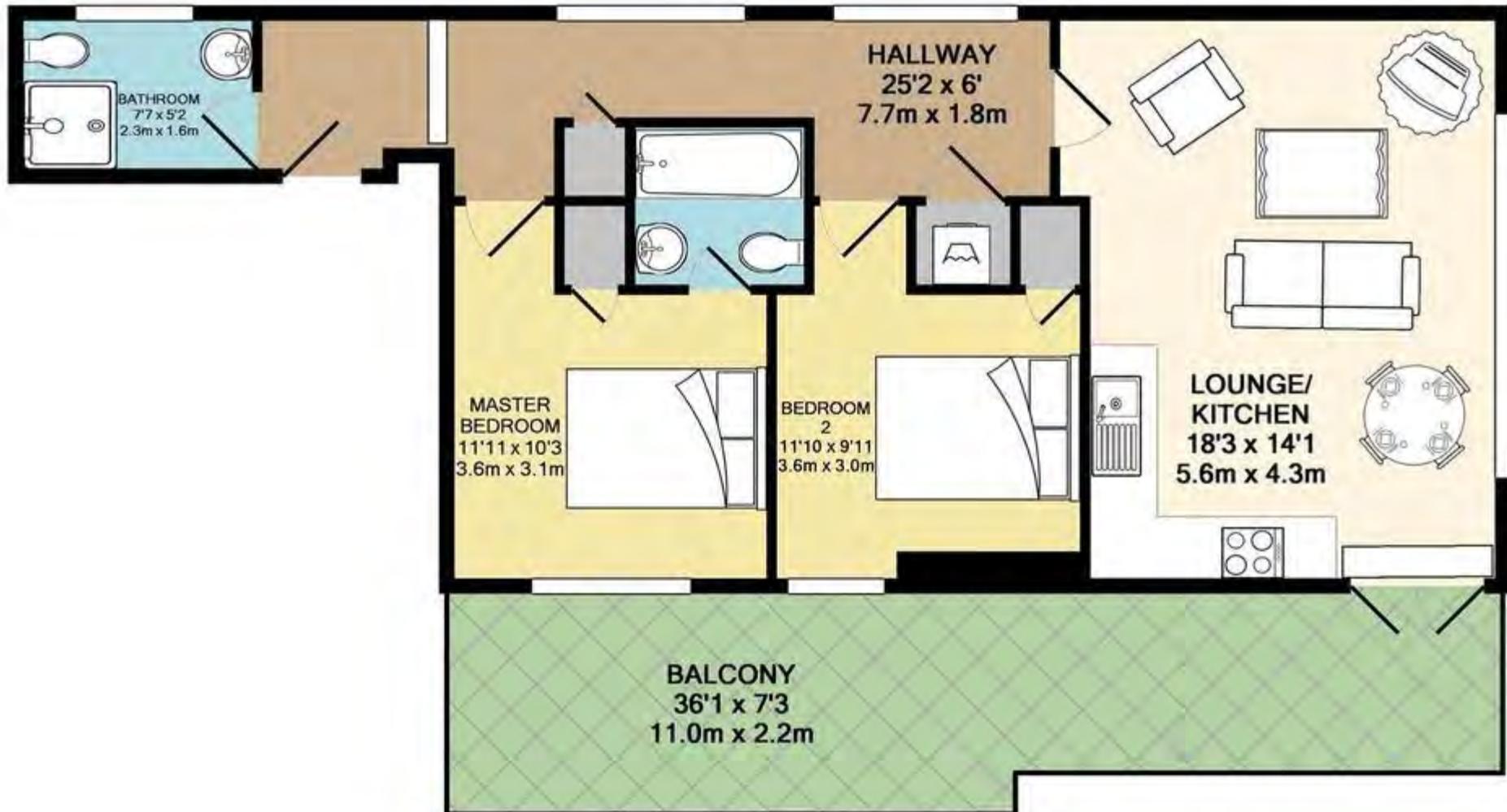
Council Tax Band: C

Pets and Holiday lets/Airbnb are not permitted

Utilities: Mains Electricity, Gas, Water & Sewerage Heating: Gas Boiler (Glow Worm Flexicom)

Broadband: Refer to Ofcom website Mobile Signal: Refer to Ofcom website

Mays are part of the Property Ombudsman Scheme TPO - DO3138



TOTAL APPROX. FLOOR AREA 669 SQ.FT. (62.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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About the Location

Poole is home to the second-largest natural harbour in the world after Sydney and has been a working port for hundreds of years. Poole Quay has grown to accommodate a centre of commerce, cafes, restaurants and public houses with Poole High Street and its numerous shops nearby.

It also offers great connections with its main rail links to Southampton and London, as well as the ferry crossings to the continent, whilst Bournemouth International Airport maintains any international business links you might require.

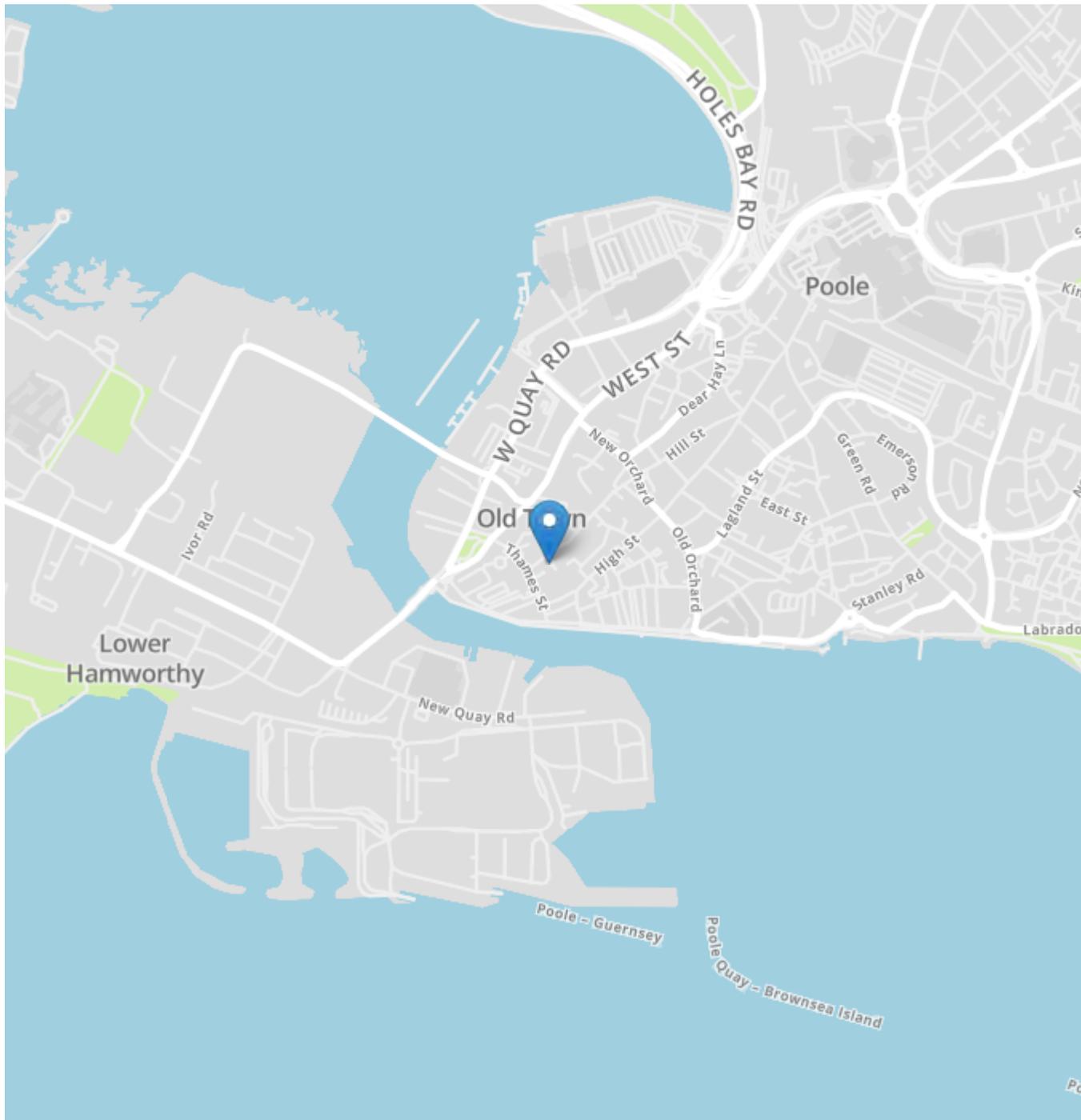


About Mays

We understand that property is a people business, and pride ourselves on having a diverse and multi-talented team of property professionals.

We have been successfully selling clients homes for more than 30 years, and our wealth of local knowledge combined with our experience in both the London market and overseas property, means our team can handle anything that comes their way.

Our reputation is a result of the unsurpassed level of service we offer and importantly the results we achieve for our clients. Our ethos is to 'Bring People and Property Together', after all it's what we've been doing so well for so long.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		73
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

IMPORTANT NOTICE

Mays and their clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Mays have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

New Developments (where applicable)

Plans and specification are subject to change during the course of construction. All measurements are approximate. The developers reserve the right to alter and amend the information given in these particulars as necessary. Nothing contained herein shall be, or shall be deemed to be, part of any contract. The approximate dimensions quoted indicate the maximum room sizes and are scaled from plans before construction has commenced. They are not intended to be used for carpet sizes, appliance spaces or items of furniture.

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