

**Flat 2, 12 Seager Way, Poole Quarter,
Poole, Dorset, BH15 1YJ**



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LEASEHOLD PRICE £235,000

A spacious and immaculately presented first floor 2 bedroom, 2 bathroom apartment built in 2005, with a westerly facing balcony, separate kitchen and positioned less than 500 metres of Poole Harbour. Offering a delightful aspect with windows on both the east and west elevation to include a good size hallway with large windows, affording early morning sunshine, generous dual aspect lounge, parking bay, good storage, and secure entry phone system. The property has been loved and cherished by the current owners, who have used it as a holiday home and have taken advantage of the coastal environment, sun trapped balcony and the well managed secure development. The flat is one of just three in the block and is easily accessible via both front and rear entrance doors and well kept communal hallways.

- Immaculately presented first floor 2 double bedroom, 2 bathroom apartment built in 2005
- One of only three flats in this low rise block; one on each floor
- Wonderful aspect with both east and westerly elevations, so affording sunshine throughout the day
- Dual aspect lounge with doors out to a westerly facing balcony
- Separate kitchen, having a westerly facing window, and although original, has been very well kept. Fitted with wood effect shaker style units and work tops over and integrated Bosch 4 ring gas hob, extractor, oven, washing machine and freestanding fridge/freezer
- Ensuite shower room with white suite and double shower and family bathroom
- Gas central heating and double glazing
- Parking bay P2-35 (can be seen from the flat)
- Pets Permitted (permission required from managing agent)
- No forward chain

The apartment is set in a quiet location but at the same time has everything on the doorstep in the town centre to include shops, restaurants, bars and walks along the harbour and around Poole Park. Poole Park is just 500 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. Poole bus/rail stations are half a mile away and local supermarkets including Aldi and Sainsbury's are also close by.

Maintenance: £2628.03 per annum to include building insurance

Ground rent: £100 per annum

Lease: 125 years from 2005

Council Tax: C

EPC Rate: C



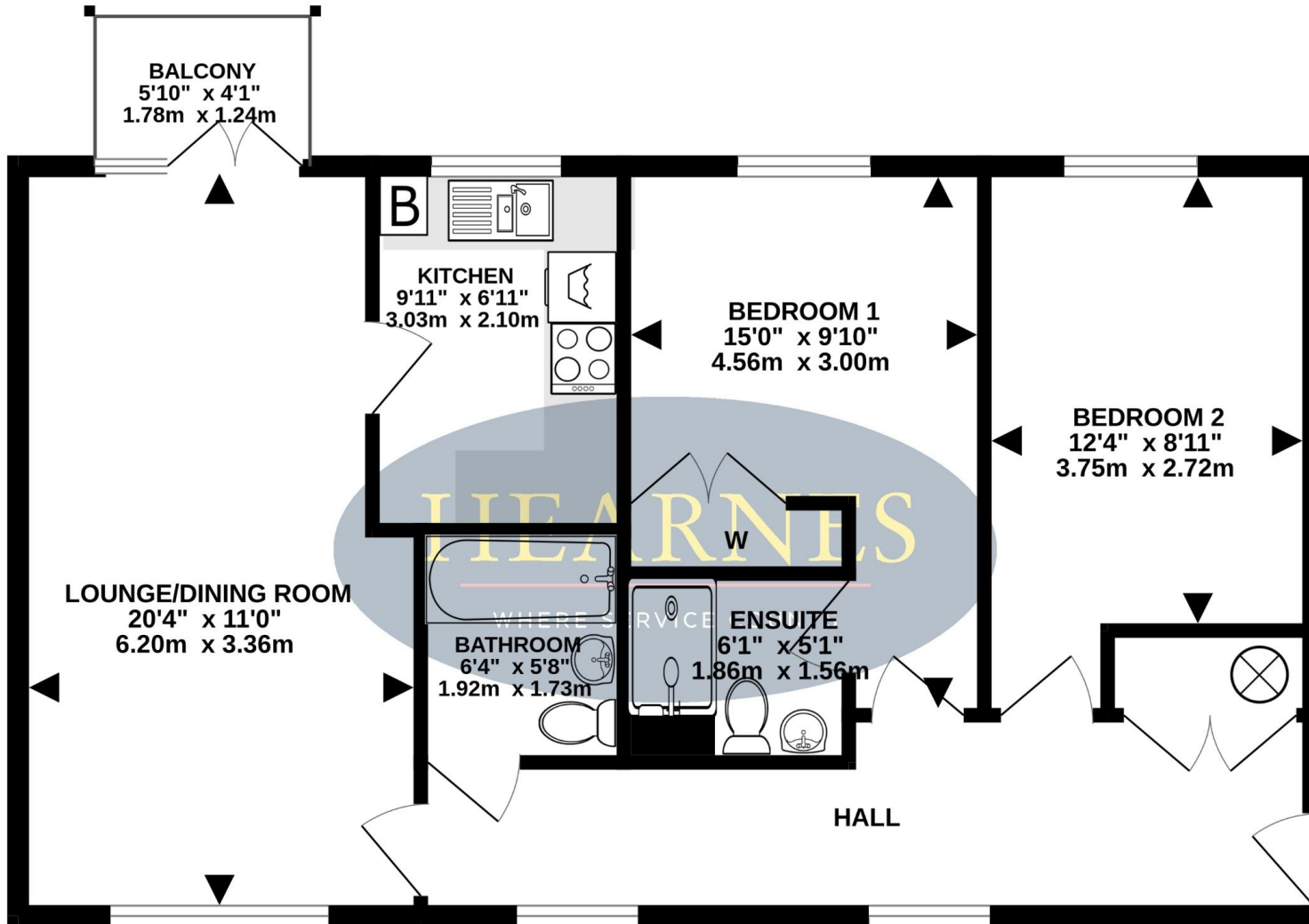
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



INCLUDING BALCONY

TOTAL FLOOR AREA : 736 sq.ft. (68.4 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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FIRST FLOOR
736 sq.ft. (68.4 sq.m.) approx.





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