

96a High Street, Poole,
Dorset, BH15 1DB



HEARNES
WHERE SERVICE COUNTS

96a High Street, Poole, Dorset, BH15 1DB

Leasehold Price £175,000

Set in the heart of the town centre is this spacious 2 double bedroom first floor flat, forming part of a listing building with 4 fabulous sash windows facing the front allowing light to flood in. There is a generous lounge with high ceilings, separate kitchen/breakfast room and bathroom. The flat forms part of a development of 2 flats set above shops (nail bar and Barbour's) at street level. Access is to the rear via Hill Street, with a communal entrance and stairs to the flat. It benefits from gas central heating, reconditioned original windows, secondary glazing and sold with no forward chain.

- First floor 2 double bedroom flat set in the heart of Old Town Poole shopping area
- Fabulous, listed building built 200 years ago and benefitting from character features to include high ceilings and sash windows (that have recently been renovated and in excellent condition)
- Sold with no forward chain
- Good size lounge with a pair of sash windows facing the front
- Spacious kitchen/breakfast room with room for a table
- Gas central heating
- Approached via Hill Street at the rear of the building (Please note that there is current building work at the rear that once finished, will greatly enhance the approach)
- Set moments from the Harbour and Poole Quay

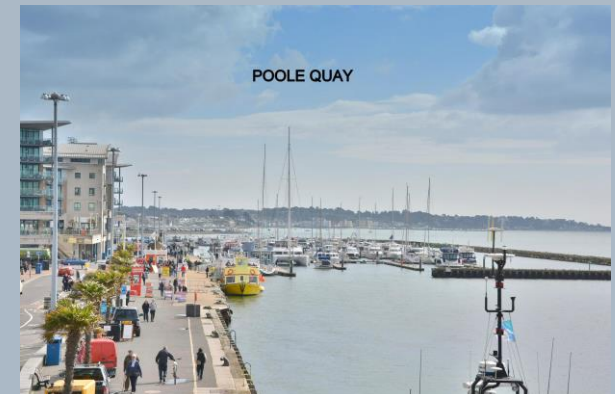
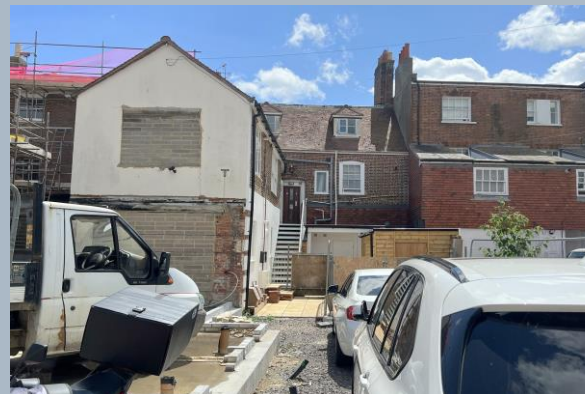
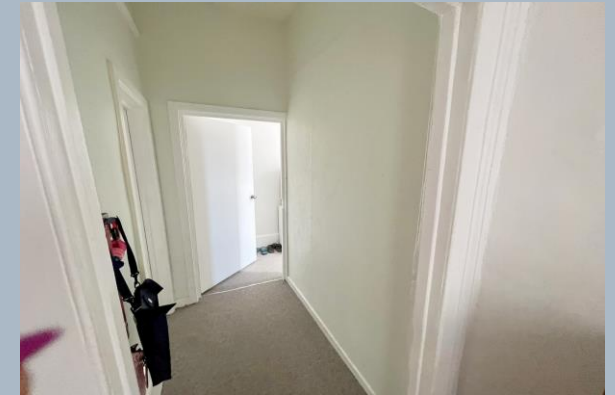
This flat is set within walking distance of Poole Quay and Baiter Park. It is also approximately a 5 minute walk to Poole train station and bus station. Poole Town Centre offers a wide variety of shops, restaurants, and cafes.

Please note: No parking is allocated to the flat, permits available from BPC council

Tenure: 125 years from 2015 **Maintenance:** As and when (1/4 square divided between the 2 shops and second floor flat)

COUNCIL TAX BAND: B

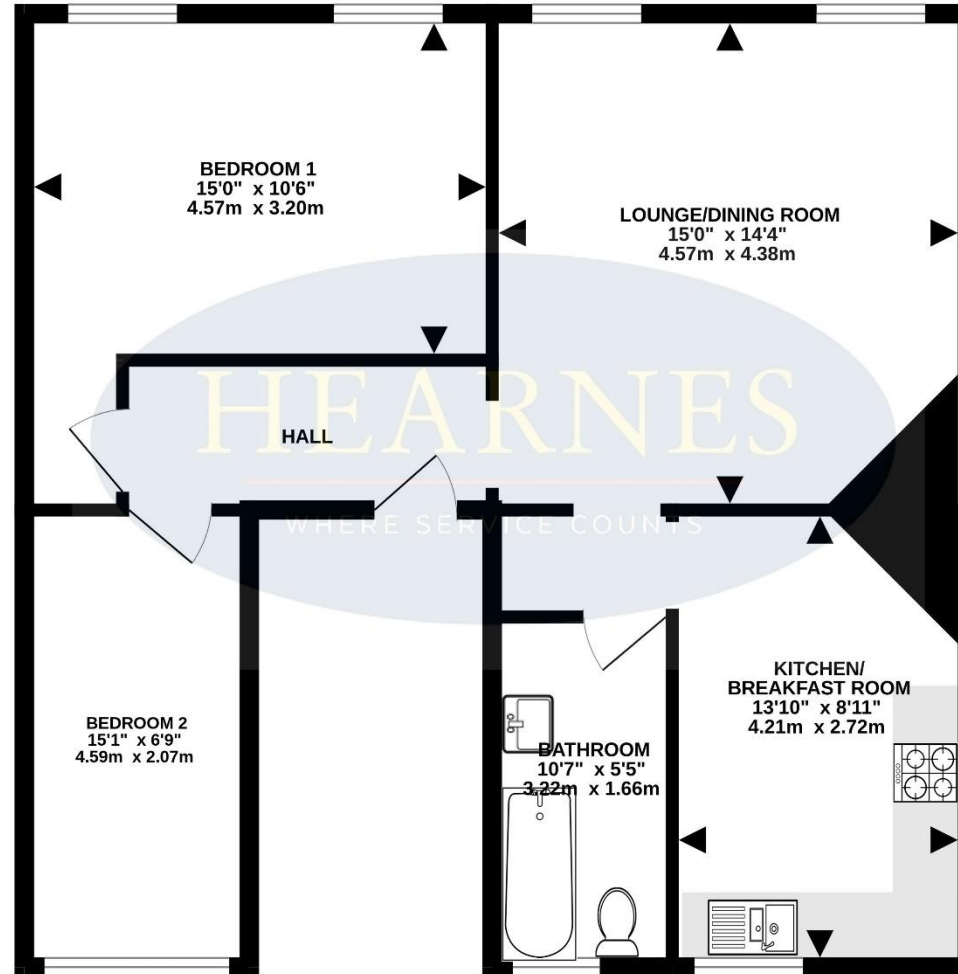
EPC RATING: D



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 : 689sq.ft. (64.0 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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