

**Flat 20 Dolphin Terrace, Westons Lane,  
Poole, Dorset, BH15 1FH**



**HEARNES**

WHERE SERVICE COUNTS



# Flat 20 Dolphin Terrace, Westons Lane, Poole, Dorset, BH15 1FH

## SHARE OF FREEHOLD PRICE £245,000

A brand new and fabulous top (2<sup>nd</sup>) floor 2 bedroom apartment in this stylish Town Centre development with private parking. Dolphin Terrace is a brand new block of just 21 apartments, and benefits from lovely high vaulted ceilings, characterful double glazed sash windows, modern touches throughout and a private parking space across the High Street.

- A brand new top (4<sup>th</sup>) floor 2 bedroom apartment in the heart of Poole Town Centre
- Multifunctional open plan kitchen dining room with fitted appliances including washer/dryer, fridge/freezer, fan oven with gas hob above and plenty of cupboard storage
- Immaculate shower room with white suite and space for additional storage
- Remainder of the 10-year new build warranty
- Gas central heating and double glazing throughout
- Private parking space located across the high street
- Secure bike store
- Secure video entry- phone system
- Pets allowed
- Sold vacant and can accommodate a quick sale!

This development is set in the heart of Poole High Street and within walking distance of Poole Quay and Baiter Park. It is 0.4 miles from Poole train station and bus station. Poole Town Centre offers a wide variety of shops, restaurants, and cafes.

**Maintenance charges: £994 per annum**

**COUNCIL TAX BAND: B**

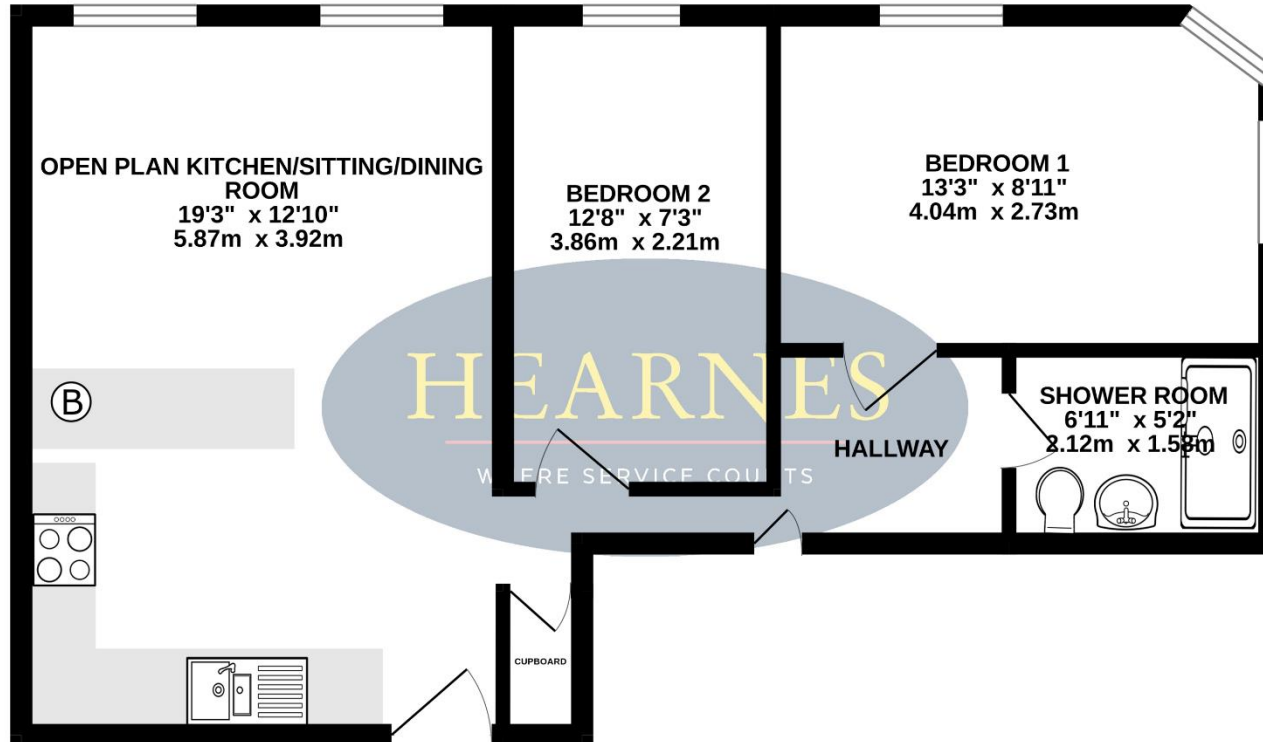
**EPC RATING: B**



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.

546 sq.ft. (50.7 sq.m.) approx.

B



TOTAL FLOOR AREA : 546 sq.ft. (50.7 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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