



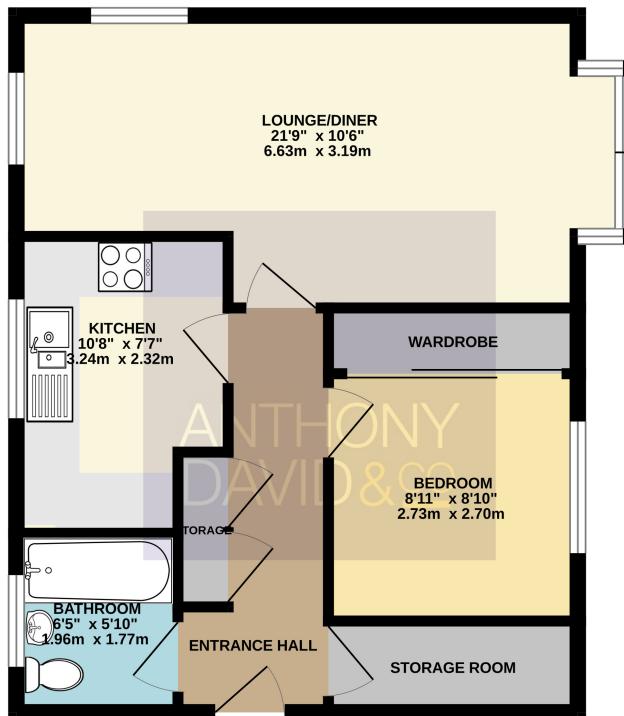
62 East Street, Poole, Dorset BH15 1RY

£129,950 Leasehold

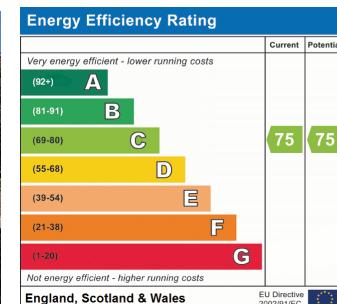
** NO FORWARD CHAIN ** ** STATUTORY LEASE EXTENSION IN PROGRESS ** A neat and tidy one double bedroom first floor apartment ideally situated a short stroll from Poole Quay with its eateries, shops and bars. Poole Town centre with its array of shopping facilities and central transport links is also a level walk away. The property presents an ideal investment and viewing is a must to appreciate its superb location. The accommodation on offer comprises: 21' lounge/diner, fitted kitchen, bathroom and storage room. Externally the property has residents permit parking available at £26 per annum and garage rental at £53 per month (subject to waiting list). Further features include: storage cupboard, fitted wardrobes, gas central heating and UPVC double glazing.

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ANTHONY
DAVID & CO



TOTAL FLOOR AREA: 512 sq.ft. (47.6 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 guidance only and should not 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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Made with Microfix 62029



Entrance Hall Doors to

Lounge/Diner 21' 9" x 10' 6" (6.63m x 3.20m)

Kitchen 10' 8" x 7' 7" (3.25m x 2.31m)

Bedroom 8' 11" x 8' 10" (2.72m x 2.69m) + wardrobe

Storage Room 5' 8" x 3' 3" (1.73m x 1.00m)

Bathroom 6' 5" x 5' 10" (1.96m x 1.78m)

Parking Residents Permit - £23 per annum

Garage Rental - £53 per month (subject to waiting list)

Tenure Leasehold - 84 years remaining

Service Charge £743.19 per annum

Ground Rent Peppercorn

Council Tax Band A