



**Flat 14 Garden Quays, Pitwines Close,
Poole, Dorset, BH15 1ES**

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Leasehold Price £175,000

A first floor, one bedroom flat, with its own private entrance set with other flats around a courtyard style garden. Set at the end of the development, the flat enjoys a sunny aspect, with large floor to ceiling windows in the living and sleeping areas. The flat has been used by the owners as a renter; however, it would also make a great first home. Offering a modern kitchen, gas central heating, double glazing and allocated, undercover parking bay. The development has a passenger lift and was built by Aldi, approximately 15 years ago, during the redevelopment of the area. The property is set above the Aldi Store, which is at ground level and flat 14 on the first floor. It has 2 access points including an entry phone and a lift from the main entrance as well as rear stair access which also has an entry phone.

- First floor one double bedroom flat
- Built 15 years ago and located in the heart of the town
- Large picture windows in both the bedroom and main reception area providing ample light to the property
- Dual aspect lounge/kitchen
- Kitchen fitted in a range of wooden shaker style units with black work tops over and fitted with integrated double oven, electric hob, fridge/freezer and washing machine
- Double glazed windows with fitted blinds
- Gas central heating
- Private entrance
- First floor with entry phone and lift access
- Security entryphone system
- Allocated undercover parking bay (7)
- PIR-sensor stairwell for safety in the dark
- Communal lockable bike storage on ground floor
- Communal bin store with code access system
- Part of a new Town Centre development idea – flats built above Aldi stores (currently very popular in Germany & UK)
- Sold vacant with no forward chain

The apartment is superbly located approximately 800m from Poole Park, 600m from Baiter Park and beach, 600m from the High Street shops and restaurants in the town centre and 300m from Sainsburys. Poole Quay is less than 800m away offering leisure boat cruises around the Purbecks and a wide range of cafés, bars and restaurants

Parking Bay – undercover – Bay 7

Lease: Approximately: 125 years from 2008

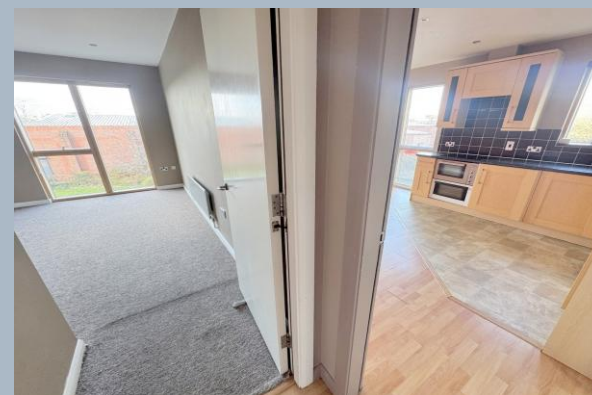
Service charges: Approximately £880 per year plus approx. £70 for buildings insurance

Ground Rent: £125 per year

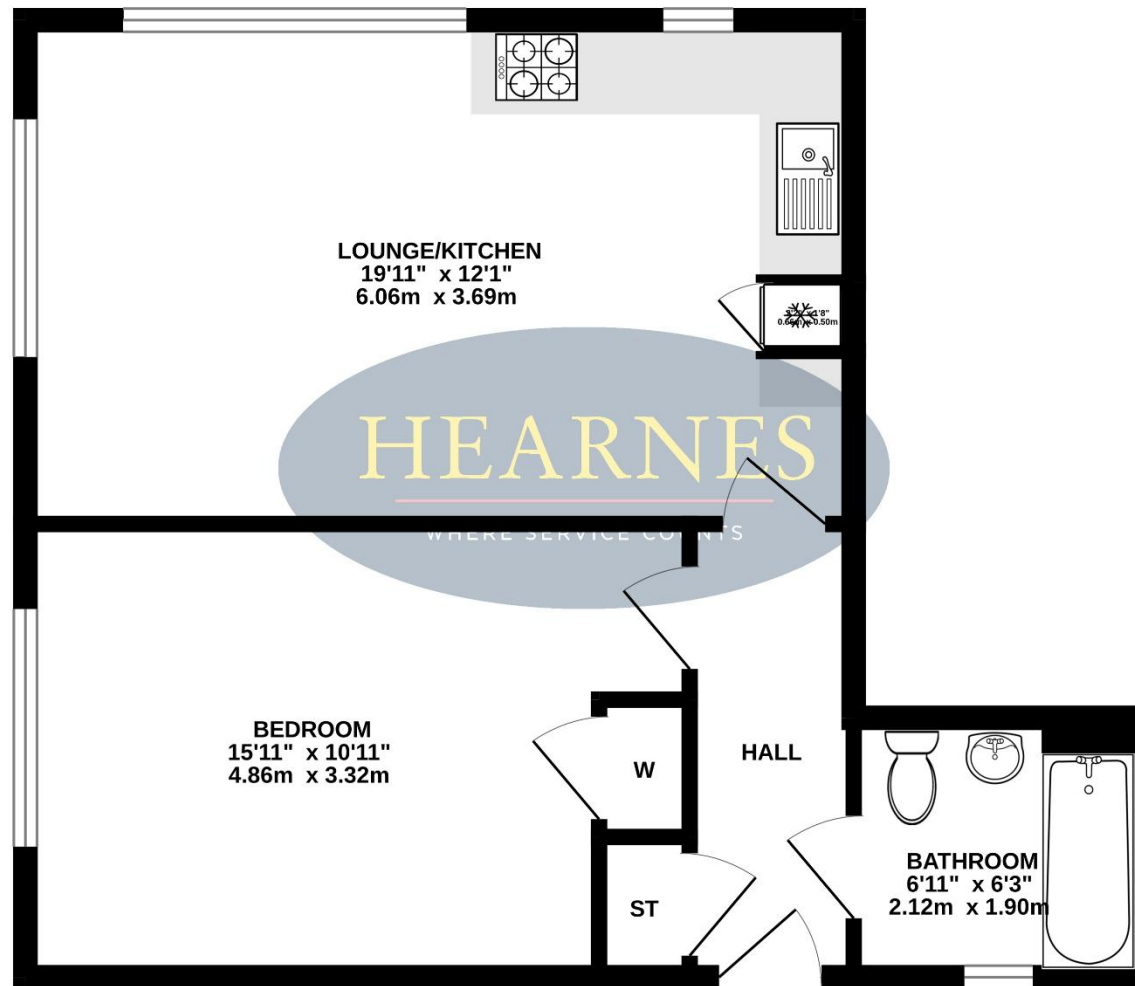
COUNCIL TAX BAND: B

EPC RATING: C

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.



499 sq.ft. (46.4 sq.m.) approx.



TOTAL FLOOR AREA : 499 sq.ft. (46.4 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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