

The Seed Warehouse, Strand Street, Poole, Dorset, BH15 1SB



HEARNES

WHERE SERVICE COUNTS

The Seed Warehouse, Strand Street, Poole, Dorset, BH15 1SB

SHARE OF FREEHOLD PRICE £225,000

A second floor 2 double bedroom flat set in the heart of Old Town Poole. This purpose built flat benefits from a south facing open plan lounge/kitchen with Juliet balcony, integrated appliances, excellent storage with fitted wardrobes in both bedrooms, double glazing and electric heating. The flat has an allocated parking space located within the secure undercover parking area. The Seed Warehouse is a development of 33 flats, set over 3 floors with well-kept communal areas and the use of a communal sun terrace with furniture for the use of residents and this is accessed via a security entryphone system and a flight of steps from the communal entrance hall. Flat 33 is approached via the Brownsea entrance.

- 2 double bedroom purpose built flat set in the heart of Old Town Poole
- South facing second floor flat in this well cared for development
- Set one road back from the harbourside
- Allocated secure undercover parking with remote control gated entry
- Entry phone system to all flats
- Open plan lounge/kitchen with a central Juliet balcony and a pair of windows to surround, making the room feel bright and light
- Kitchen fitted with integrated appliances to include Kenwood oven, electric hob and extractor above, under counter fridge and freezer
- Cupboard with space and plumbing for washing machine
- Double glazing and electric heating
- Share of freehold
- 100 yards to the Quay and harbour

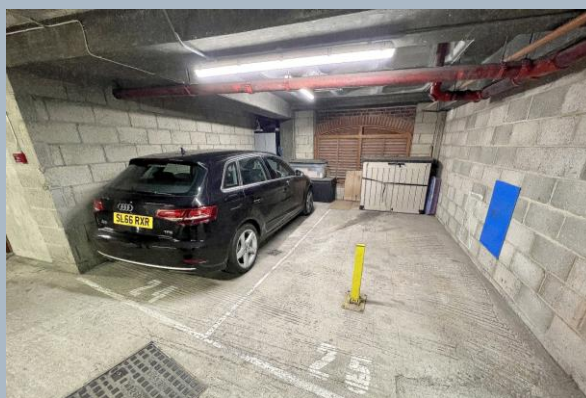
The Seed Warehouse is a substantial development serviced by security entryphone system, recently redecorated hallways, a lovely communal sun terrace with furniture and an underground car park with electronic remote control door (parking bay 24 is allocated with this apartment). It is set in the heart of Old Town Poole just adjacent to the High Street and 100 yards from The Quay. There is an excellent array of local amenities with a huge variety of bars and eateries as well as the High St shops. You can stroll along the Quay and continue on to Baiter Park and Poole Park with its wonderful leisure activities.

Maintenance: £2640.00 per annum
Parking Bay 24

Tenure: Share of freehold with approximately 93 years remaining

COUNCIL TAX BAND: C

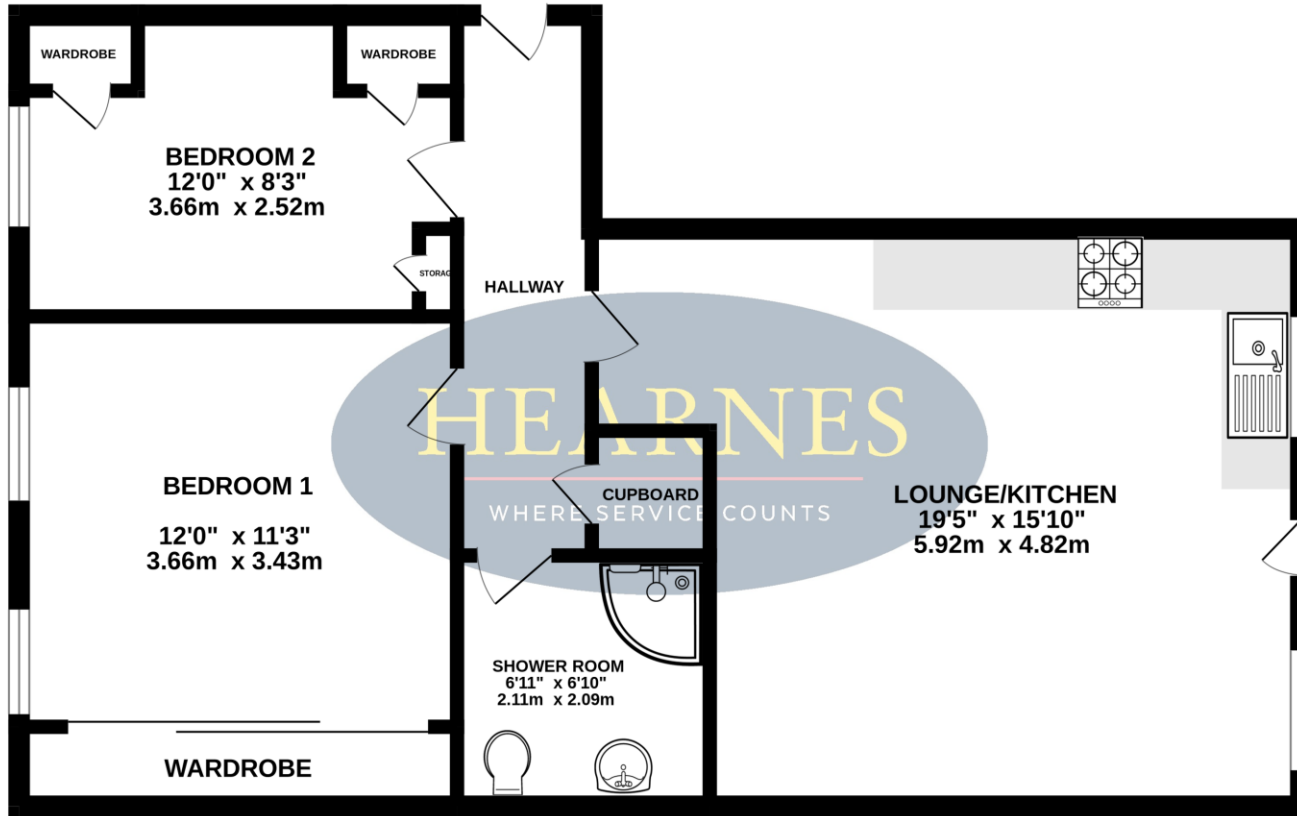
EPC RATE: C



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.



647 sq.ft. (60.1 sq.m.) approx.



TOTAL FLOOR AREA : 647 sq.ft. (60.1 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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