

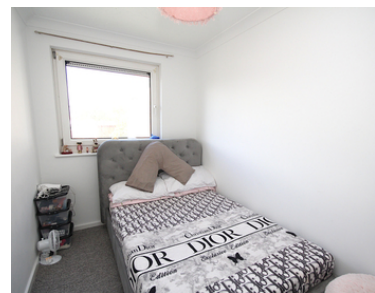
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ANTHONY
DAVID & CO



22 PERRY GARDENS, POOLE, DORSET BH15 1QA

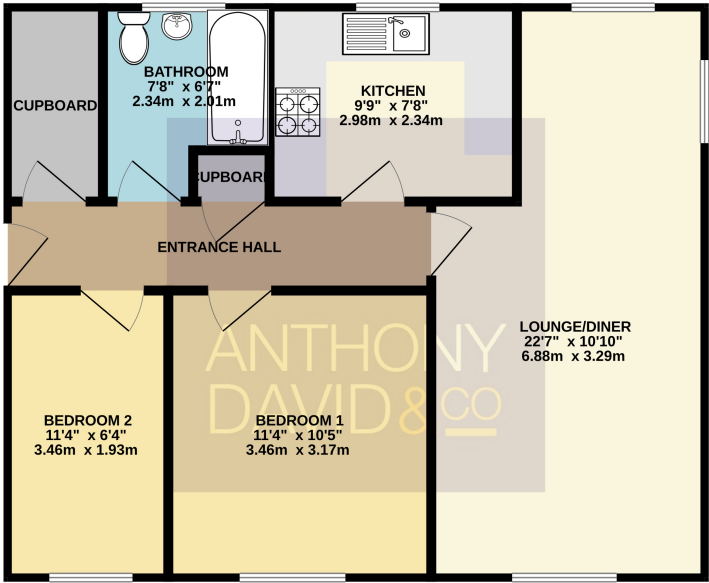
£165,000 LEASEHOLD

- INVESTORS ONLY TENANT IN SITU
- 22' LOUNGE/DINER
- GOOD STORAGE
- CENTRAL LOCATION
- 6.32% YIELD

- TWO DOUBLE BEDROOMS
- TOP FLOOR
- NEW ROOF AND FUSE BOX
- GAS CENTRAL HEATING
- CURRENTLY RENTED OUT £1000 PCM

**** INVESTORS ONLY TENANT IN SITU **** A terrific two double bedroom flat ideally situated within walking distance from Poole Quay with its array of eateries, bars and amenities. Poole Town centre and the scenic Baiter Park are also close to hand. The property offers an excellent yield of 6.32% and viewing is advised to appreciate the accommodation on offer, which comprises: 22' lounge/diner, fitted kitchen and bathroom. Further features of this great investment include: NEW ROOF AND FUSE BOX. gas central heating, good storage space, UPVC double glazing and casual residents parking or Permit via BCP £69 per annum. Currently rented at £1000 pcm

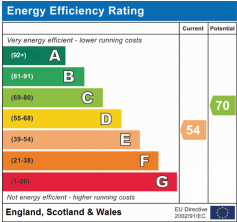
THIRD FLOOR
621 sq.ft. (57.7 sq.m.) approx.



TOTAL FLOOR AREA: 621 sq.ft. (57.7 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.
Made with Metropix C3025

Room Measurements

Entrance Hall Doors to	Storage Cupboard 7' 6" x 4' 4" (2.29m x 1.32m)
Lounge 22' 7" x 10' 10" (6.88m x 3.30m)	Parking First come first serve or Permit via BCP £69 per annum
Kitchen 9' 9" x 7' 8" (2.97m x 2.34m)	Tenure Leasehold - approx 84 years remaining
Bedroom One 11' 4" x 10' 5" (3.45m x 3.17m)	Ground Rent Peppercorn
Bedroom Two 11' 4" x 6' 4" (3.45m x 1.93m)	Service Charge £744 PA
Bathroom 7' 8" x 6' 7" (2.34m x 2.01m)	Council Tax Band B



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