

1 Perry Gardens, Poole, Dorset BH15 1QA

£230,000 Leasehold

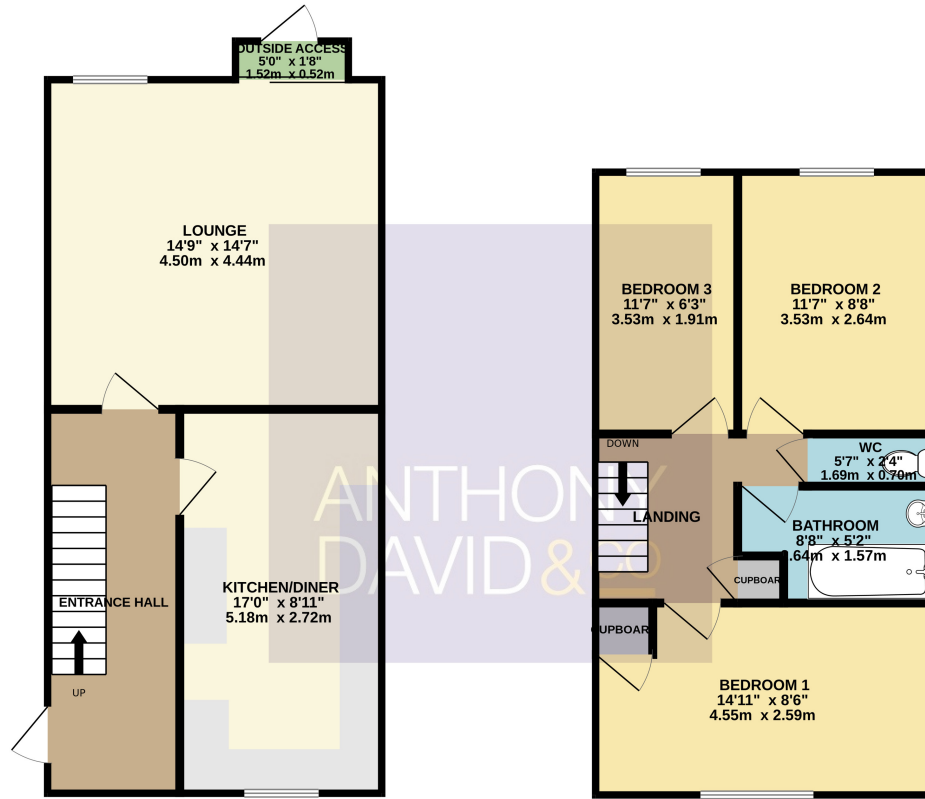
**** NO FORWARD CHAIN **** A three bedroom ground and first floor maisonette ideally situated within walking distance from Poole Quay with its array of eateries, bars and amenities. Poole Town centre and the scenic Baiter Park are also close to hand. The property presents an ideal investment and viewing is a must not only to appreciate its fantastic location but also the accommodation on offer, which comprises: lounge with patio doors giving access to the communal outside areas, 17' kitchen/diner, two double bedrooms, single bedroom, separate cloakroom and bathroom. Externally the property benefits from residential permit parking via BCP, communal gardens and drying, storage shed and community garden. Further features include: SOME HARBOUR VIEWS from first floor, own entrance, feature wall mounted electric fire to lounge, NEW BOILER, gas central heating and UPVC double glazing. Nearby schools - Twin Sails Infants, Oakdale Juniors and Poole High.

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**ANTHONY
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GROUND FLOOR
466 sq.ft. (43.3 sq.m.) approx.

1ST FLOOR
411 sq.ft. (38.2 sq.m.) approx.



TOTAL FLOOR AREA: 877 sq.ft. (81.5 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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Entrance Hall 17' 0" x 5' 10" (5.18m x 1.78m)

Lounge 14' 9" x 11' 7" (4.50m x 3.53m)

Kitchen 17' 0" x 8' 7" (5.18m x 2.62m)

Landing Doors to

Bedroom One 14' 11" x 8' 6" (4.55m x 2.59m)

Bedroom Two 11' 7" x 8' 9" (3.53m x 2.67m)

Bedroom Three 11' 7" x 6' 0" (3.53m x 1.83m)

Separate Cloakroom 5' 7" x 2' 4" (1.70m x 0.71m)

Bathroom 8' 8" x 5' 2" (2.64m x 1.57m)

Parking Permit via BCP

Tenure Leasehold - 89 years remaining

Ground Rent TBA

Service Charge £227 per quarter

Council Tax Band B



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		59
(39-54)	E		
(21-38)	F	29	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Property Misdescriptions Act 1991

Property details contained herein do not form part of an offer or contract. Any measurements are included for guidance only and as such must not be used for the purchase of carpets or fitted furniture. We have not tested any apparatus, equipment, fixtures, fittings or services neither have we confirmed or verified the legal title of the property. All prospective purchasers must satisfy themselves as to the correctness and accuracy of such details provided by us. We accept no liability for any existing or future defects relating to any property.