



21 Green Gardens, Baiter Park, Poole, Dorset BH15 1XX

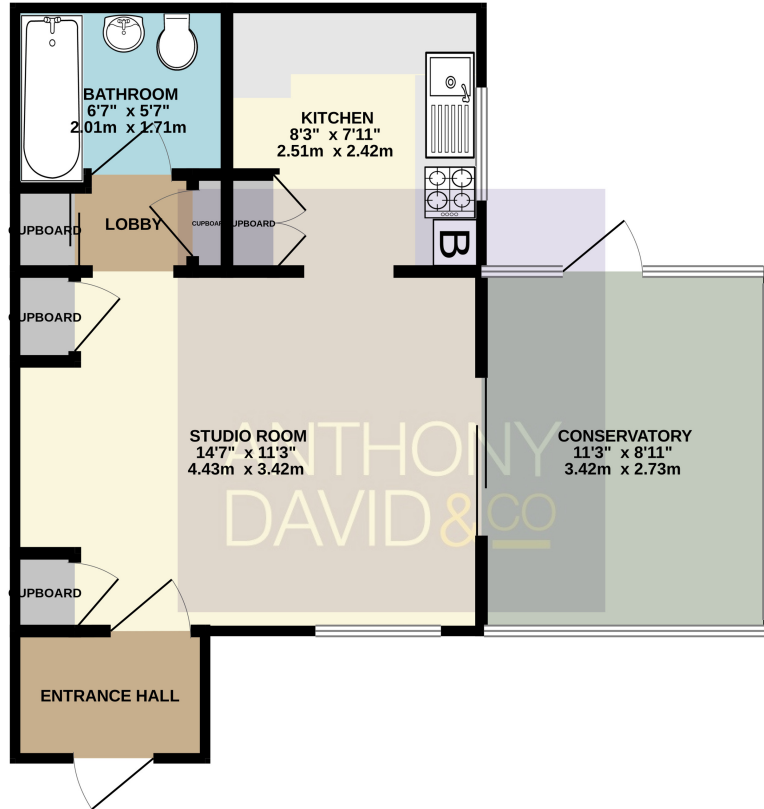
£175,000 Leasehold

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**** NO FORWARD CHAIN **** A charming ground floor studio garden apartment ideally situated in the scenic Baiter Park just yards from the harbours edge . Poole Quay and Poole Town centre with its array of shopping facilities and central transport links are both just a short distance away. The property presents an ideal first time buy/holiday home and internal viewing is a must to appreciate its fantastic location. The accommodation on offer comprises: studio room, fitted kitchen, conservatory and bathroom. Externally the property boasts its own private garden and one allocated parking space to the rear. Further features of this 'little gem' include: private entrance, long lease, storage cupboard, gas central heating and UPVC double glazing.

**ANTHONY
DAVID & CO**

GROUND FLOOR
407 sq.ft. (37.8 sq.m.) approx.



Entrance Hall Door to

Studio Room 4.43m x 3.14m (14' 6" x 10' 4")

Conservatory 3.30m x 2.72m (10' 10" x 8' 11")

Kitchen 2.42m x 2.23m (7' 11" x 7' 4")

Bathroom 1.98m x 1.71m (6' 6" x 5' 7")

Garden Private

Parking Allocated

Tenure Leasehold 999 years from 1980

Maintenance Shared with the other three flats in the block

Council Tax Band A

TOTAL FLOOR AREA : 407 sq.ft. (37.8 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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