



17 New Orchard, Poole, Dorset BH15 1LY

£250,000 Leasehold

**** NO FORWARD CHAIN **** This spacious first floor purpose built apartment is conveniently situated in the heart of Poole Town centre with its array of shopping facilities, eateries and central transport links. Poole Quay with its bars, bistros and views over the harbour is just a short stroll away. The property is beautifully presented throughout and internal viewing is imperative to not only appreciate its superb location but also the good sized accommodation on offer, which comprises 24' lounge/diner, two double bedrooms, fitted kitchen and white bathroom suite. Further features of this ideal first time buy/investment purchase include: storage cupboards, outside store, outside drying area, security entry system, gas central heating, UPVC double, glazing and low service charge. NB: Estimated rental value £1100 - £1200 pcm.

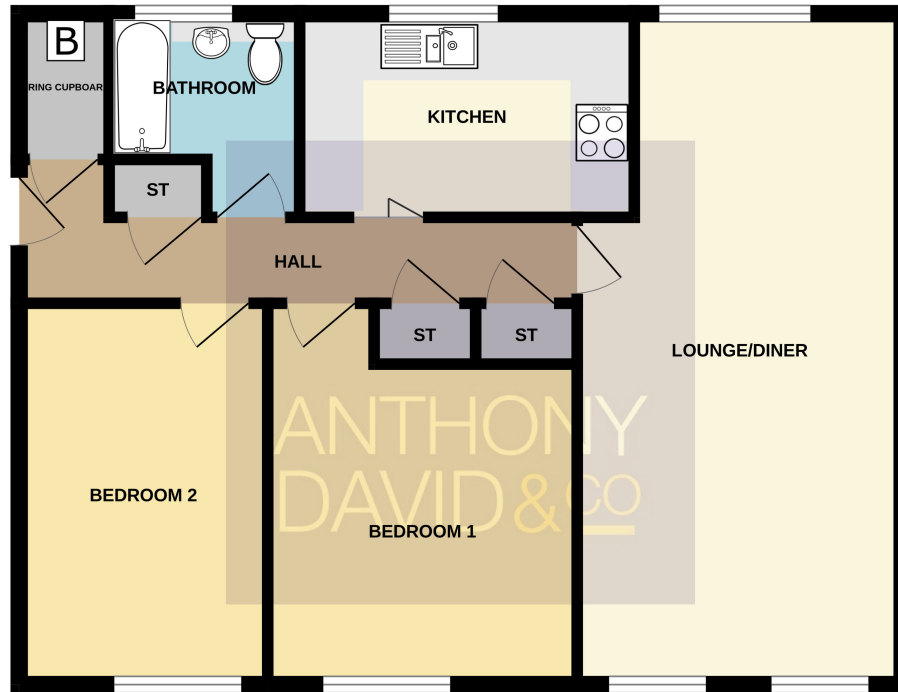
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**ANTHONY
DAVID & CO**

FIRST FLOOR
683 sq.ft. (63.5 sq.m.) approx.

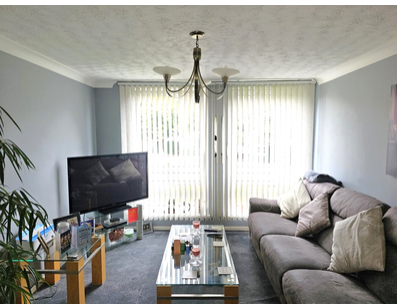


Entrance Hall 17' 9" x 2' 9" (5.41m x 0.84m)
Lounge/Diner 23' 4" x 11' (7.11m x 3.35m) max
Kitchen 11' 2" x 6' 10" (3.40m x 2.08m)
Bedroom One 12' 9" x 8' 5" (3.89m x 2.57m)
Bedroom Two 10' 5" x 10' (3.18m x 3.05m)
Bathroom 6' 5" x 6' (1.96m x 1.83m)
Outside Store
Council Tax Band C
Tenure Leasehold - 125 years from February 1987
Service Charge £66.00 per month

Ground Rent Peppercorn
Managing Agent Poole Housing Partnership

TOTAL FLOOR AREA : 683 sq.ft. (63.5 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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