



11 Port St James, 15 The Quay, Poole Quay, Poole, Dorset BH15 1HS

£325,000 Share of Freehold

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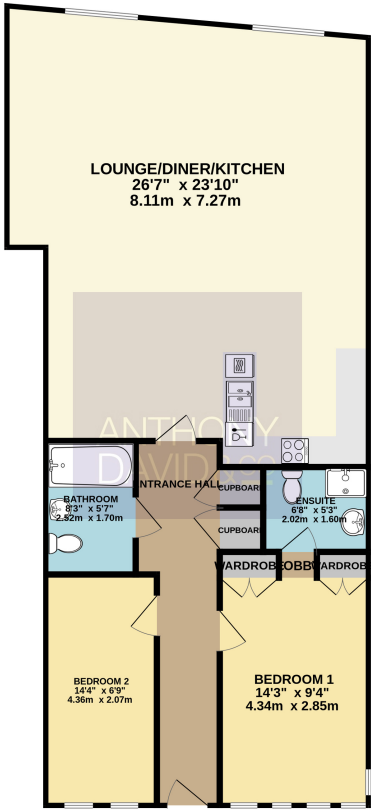
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**** NO FORWARD CHAIN **** A superb two double bedroom second floor flat situated on Poole Quay with its bars and eateries. Poole Town centre with its array of shopping facilities and central transport links is just a level walk away. This ideal investment/holiday let offers over 1000 sq ft of living space and viewing is a must to not only appreciate its fantastic location with UNINTERRUPTED FAR HARBOUR VIEWS but also the accommodation on offer, which comprises: 26' lounge/diner/kitchen, ensuite shower room and bathroom. Further features include: some integrated appliances to kitchen, new carpets, electric heating, UPVC double glazing, lift in block communal garden and allocated underground parking. SHARE OF THE FREEHOLD. N.B. HOLIDAY LETS ALLOWED

**ANTHONY
DAVID & CO**

SECOND FLOOR
1005 sq.ft. (93.3 sq.m.) approx.



TOTAL FLOOR AREA : 1005 sq.ft. (93.3 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 Doors to

Open Plan Lounge/Kitchen/Diner 26' 7" x 23' 10" (8.10m x 7.26m)

Bedroom One 14' 3" x 9' 4" (4.34m x 2.84m)

En-Suite Shower 6' 8" x 5' 3" (2.03m x 1.60m)

Bedroom Two 14' 4" x 6' 9" (4.37m x 2.06m)

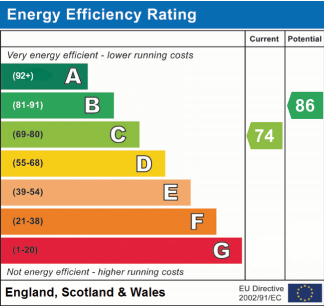
Bathroom 8' 3" x 5' 7" (2.51m x 1.70m)

Parking Allocated underground

Tenure Share of the Freehold - circa 997 years remaining

Service Charge £1486 half yearly

Council Tax Band G



Property Misdescriptions Act 1991
Property details contained herein do not form part or all 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.