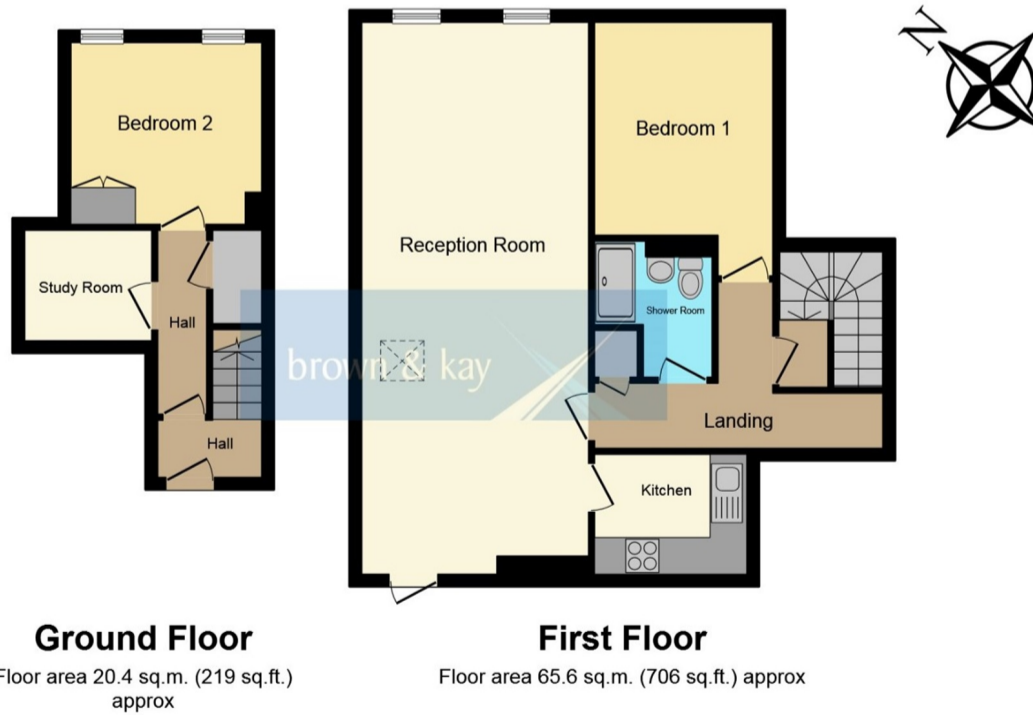


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	72	78
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



This floor plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX



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20, Seamoor Road, Bournemouth, Dorset, BH4 9AR Also at: 30 Hill Street, Poole BH15 1NR Tel: 01202 676292



Email: sales@brownandkay.co.uk Web: www.brownandkay.co.uk Tel: 01202 765995





**Flat 19 The Seed Warehouse, Strand Street, POOLE BH15 1SB      Guide Price £160,000**

**The Property**

Brown and Kay are delighted to offer for sale this exceptionally spacious two bedroom duplex apartment ideally located within walking distance of Poole Quay. The home offers accommodation arranged over two floors, accessed via the ground floor, with the added benefits a 31' lounge/dining room, modern fitted kitchen, two bedrooms and study area. There is also the benefit of secure parking.

Fantastically located for strolling distance to the historic Poole Quay with its many eateries and impressive views towards Brownsea Island. The town centre itself is also within walking distance and offers a whole host of shopping facilities as well as the bus and rail station with direct access to London Waterloo.

**ENTRANCE HALL**

Stairs up to the first floor.

**BEDROOM TWO**

10' 5" x 9' 8" (3.18m x 2.95m) Side aspect UPVC double glazed window, electric heater.

**OFFICE**

7' 5" x 6' 2" (2.26m x 1.88m)

**FIRST FLOOR**

Storage cupboard.

**LOUNGE/DINING ROOM**

31' x 12' 2" (9.45m x 3.71m) Front aspect UPVC double glazed window, electric heater, door through to the kitchen.

**KITCHEN**

8' 6" x 6' 8" (2.59m x 2.03m) Fitted kitchen equipped with a modern range of units with contrasting work surface, fitted oven and hob, space for appliances.

**BEDROOM ONE**

11' 4" x 10' (3.45m x 3.05m) Side aspect UPVC double glazed window, electric heater.

**SHOWER ROOM**

Suite comprising walk in shower, low level w.c. and wash hand basin.

**PARKING**

There is secure allocated parking, one space.

**TENURE - LEASEHOLD**

Length of Lease - We are advised that 94 years remain

Maintenance - Approximately £4,000.00 per annum

**AGENTS NOTE - LETTING**

We are advised that AST lets are permitted, but holiday lets are not permitted.

**COUNCIL TAX - BAND D**