

PHILIPPA SOLE

SALES, LETTING & SEARCH AGENT
TRANSPARENT. BESPOKE. EFFECTIVE



FLAT 4 TRELGA, 36 CHADDESLEY GLEN,
POOLE, DORSET, BH13 7PF



ABOUT THIS PROPERTY

£ 7 9 5 , 0 0 0

3 double bedrooms

En-suite to main bedroom

Large living room with
stunning harbour views

South-facing balcony

Garage in block

50m from the harbour's
edge

Dogs and holiday lets are
permitted

Council band G: £3,128.62

Maintenance: £3750 P/A

Share of Freehold

[Click here for virtual tour](#)

A spacious 3 double bedroom, first floor apartment, enjoying stunning harbour views located just 50 metres from the harbour's edge and 400 metres from the award-winning Sandbanks beach. The property presents an ideal investment opportunity as it allows holiday lets and pets.

This spacious apartment is located on the first floor of this prestigious block which has recently undergone extensive refurbishment in the communal areas. Upon entering the apartment, you are greeted by a spacious living / dining room with large picture windows and access onto a private south-facing balcony which enjoys delightful views over the harbour and grounds. Adjacent to the living room is the kitchen with a range of fitted units, an integral washing machine, dishwasher, and room for a tall fridge / freezer and separate pantry. The principal bedroom overlooks the gardens, with an extensive range of fitted wardrobes, and en-suite shower room. The two guest bedrooms have fitted wardrobes and share the family bathroom. Outside is a garage with power and light. The block sits in beautifully maintained grounds.

LOCATION

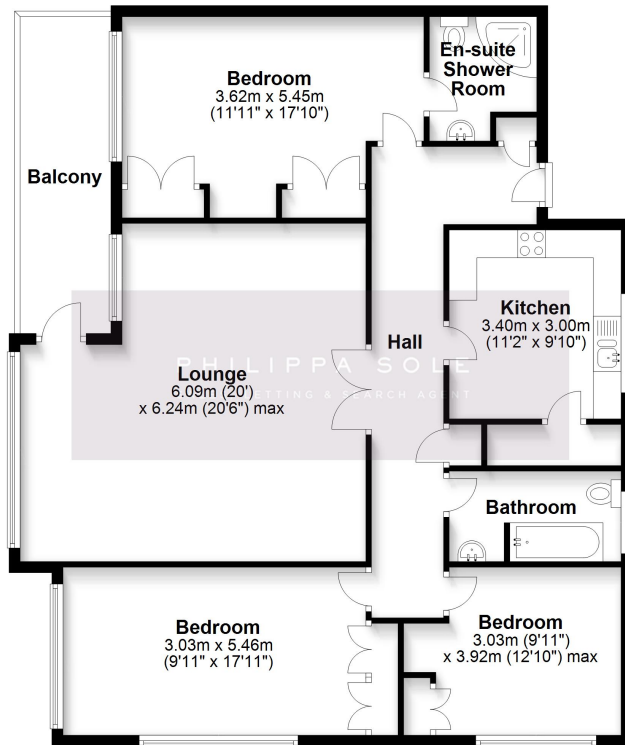
The property is located just 50 metres from the harbour's edge and only 400 metres from the award-winning beaches at Sandbanks and adjacent to the harbour. With five excellent yacht clubs, offering superb water-based facilities and one of the finest windsurfing areas in Europe, Sandbanks is one of the most desirable locations in Britain. The nearby A31 gives easy access to the M27 and M3, whilst Bournemouth International Airport provides flights to many European destinations. From Poole and Bournemouth, there is a direct rail link to London Waterloo in approximately 2 hours.





First Floor

Approx. 120.9 sq. metres (1301.7 sq. feet)



Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit www.bournemouthenergy.co.uk (Tel: 01202 556006) Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 to 100)	A		
(81 to 91)	B		
(69 to 80)	C		
(56 to 68)	D		
(39 to 54)	E		
(21 to 38)	F		
(1 to 20)	G		
Not energy efficient - higher running costs			
		71	78
England, Wales & N.Ireland		EU Directive 2002/91/EC	

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