



HEARNES

WHERE SERVICE COUNTS

**Flat 36 Canaway Court, 6-12 Wimborne Road,
Poole, Dorset, BH15 2BU**

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LEASEHOLD OFFERS IN EXCESS OF £140,000

An immaculately presented and super cute 3rd floor studio apartment built in 2023, by Black Gold Developments, and benefitting from a modern kitchen, juliet balcony, and being situated in the heart of Poole Town centre and less than 500 metres from Poole Park. The property benefits from having electric heating, large bike store, good sized entrance hall with large store cupboard. The development has a passenger lift to all floors and an entryphone system

- Third floor immaculately presented studio apartment
- Juliet balcony with floor to ceiling windows flooding light in
- Modern kitchen to include integrated fridge/freezer, Bosch dishwasher, fan oven, electric hob and extractor fan above
- Contemporary fully tiled bathroom comprising of a shower over bath, wash hand basin, wc and window
- Security Entryphone system and passenger lift to all floors
- Pets allowed with permission
- Bike store
- Electric heating and double glazing throughout
- Set in a convenient location, moments from the Dolphin Centre
- Built by local firm Black Gold Developments and a remainder of a 10-year ICW builder's warranty

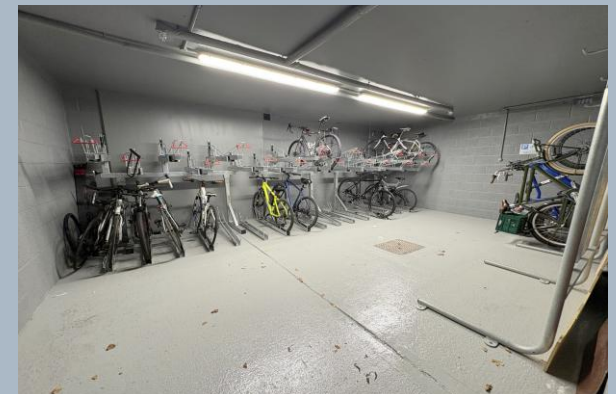
NB The property does not come with allocated parking

The property is set within a few hundred yards of Poole Town Centre with Poole Train Station and Poole Bus Station on the doorstep, offering direct routes into Southampton, Winchester and London. Poole Dolphin Centre with an array of clothes shops is close by and Poole Park with its playparks and beautiful lakes is just over half a mile away.

Lease: 999 years from 2023 Ground rent: none
Maintenance: Approximately £1000 per annum

COUNCIL TAX BAND: A EPC RATING: B

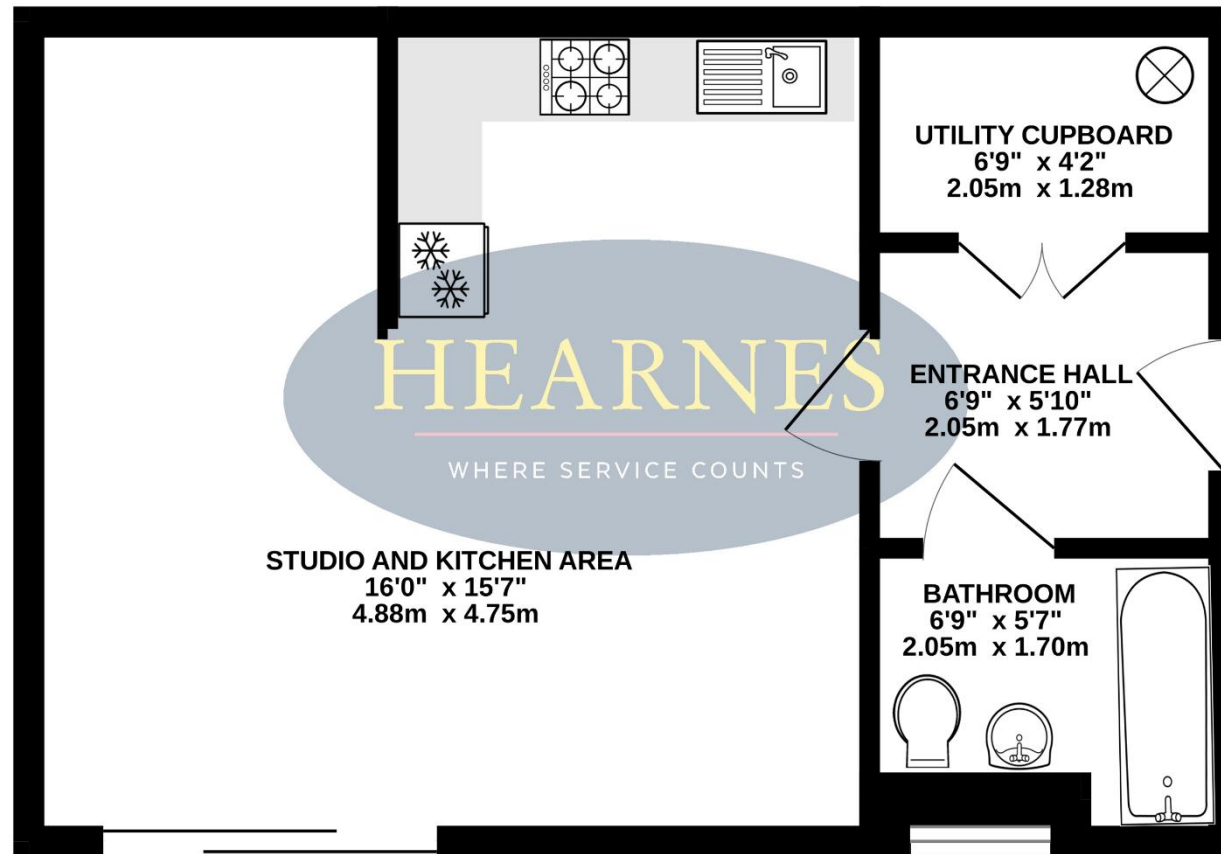
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



355 sq.ft. (32.9 sq.m.) approx.

TOTAL FLOOR AREA : 355 sq.ft. (32.9 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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OFFICES ALSO AT: BOURNEMOUTH, FERNDOWN, RINGWOOD & WIMBORNE

