

Flat 4, 55 Lagland Street, Poole, Dorset BH15 1QD

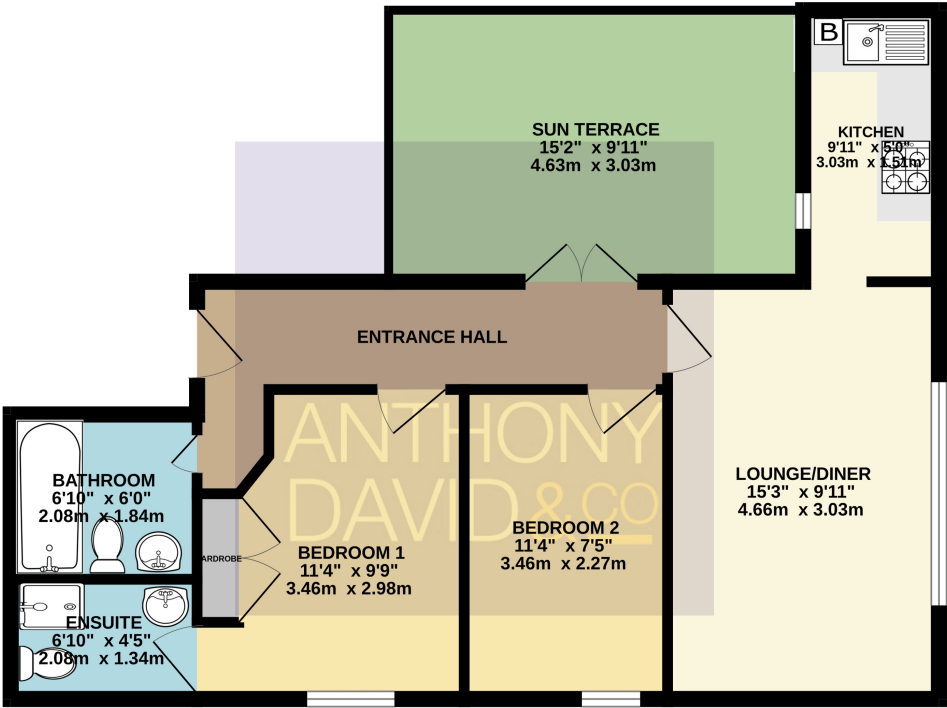
£180,000 Leasehold

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**** PET FRIENDLY **** A superb two bedroom first floor apartment situated moments from Poole Town centre with its array of shopping facilities and central transport links. Baiter Park and Poole Quay are also both a short stroll away. The property presents an ideal first time buy/investment purchase and viewing is a must to not only appreciate its central location but also the accommodation on offer, which comprises: lounge/diner, SUN TERRACE, fitted kitchen, 2 double bedrooms, en-suite shower room and modern bathroom. Further features of this 'little gem' include, high vaulted ceilings to lounge, fitted wardrobe to bedroom one, gas central heating and UPVC double glazing. On Street Permit Parking available via BCP.

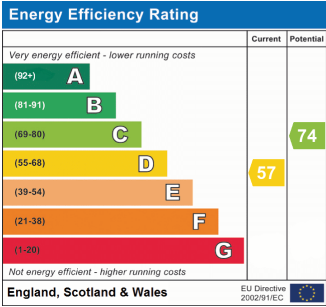
**ANTHONY
DAVID & CO**

FIRST FLOOR
536 sq.ft. (49.8 sq.m.) approx.



- Entrance Hall Doors to
- Sun Terrace 15' 2" x 9' 11" (4.62m x 3.02m)
- Lounge/Diner 15' 3" x 9' 11" (4.65m x 3.02m)
- Kitchen 9' 11" x 5' 0" (3.02m x 1.52m)
- Bedroom One 11' 4" x 9' 9" (3.45m x 2.97m)
- En-Suite Shower 6' 10" x 4' 5" (2.08m x 1.35m)
- Bedroom Two 11' 4" x 7' 5" (3.45m x 2.26m)
- Bathroom 6' 10" x 6' 0" (2.08m x 1.83m)
- Parking Permit via BCP
- Tenure Leasehold -119 years remaining
- Ground Rent Peppercorn (£0)
- Service Charge £1200PA
- Council Tax Band B

TOTAL FLOOR AREA : 536 sq.ft. (49.8 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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