



Flat 26 Canaway Court, 6-12 Wimborne Road,
Poole, Dorset, BH15 2BU

Flat 26 Canaway Court, 6-12 Wimborne Road, Poole, Dorset, BH15 2BU

LEASEHOLD PRICE £185,000

An immaculately presented and stylish third floor one bedroom apartment built in 2023 to a luxury specification, by Black Gold Developments. This delightful apartment is bright affording floor to ceiling windows, allowing the warmth of the sun to shine in and benefitting from a modern kitchen with integrated appliances, Juliet balcony with town views, under croft parking and being situated in the heart of Poole Town. The high finish includes quality hard flooring, contemporary bathroom and kitchen, electric heating, double glazing and fitted windows blinds. The development has a passenger lift to all floors, beautifully stylish entrance hall and communal areas and a video entryphone system. Access to the secure carpark is found via Denmark Lane, to the rear, housing the parking and large lock up bike storeroom.

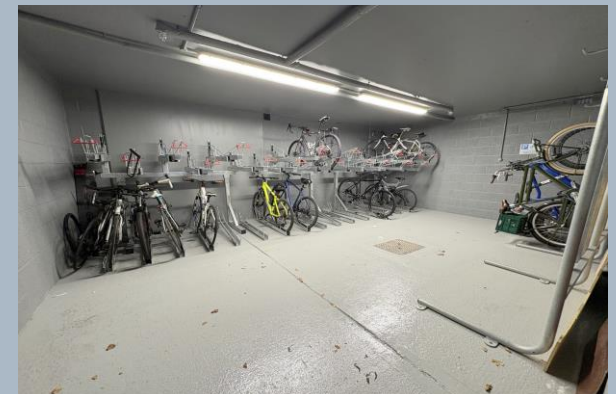
- Third floor immaculately presented one bedroom apartment
- Town Centre location with parking
- Juliet balcony with floor to ceiling windows flooding light in
- Stylish high gloss handleless kitchen with work tops over and integrated appliances to include electric hob, fan oven, extractor above, integrated fridge/freezer and dishwasher
- Very generous contemporary fully tiled bathroom comprising of a shower over bath, wash hand basin and wc
- Stylish communal areas having security video entryphone system and passenger lift to all floors
- Pets allowed with permission
- Bike store
- Electric heating via slim radiators and double glazing with fitted window blinds
- Parking bay (there are 4 unmarked spaces that are for the sole use of 4 of the flats and the owner uses the far left one, however this is an informal arrangement with the 3 other owners of the spaces)
- Set in a convenient location, moments from the Dolphin Centre
- Built by local firm Black Gold Developments in 2023 having the remainder of a 10-year ICW builder's warranty

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 2022 Ground rent: none
Maintenance: Approximately £1246 per annum

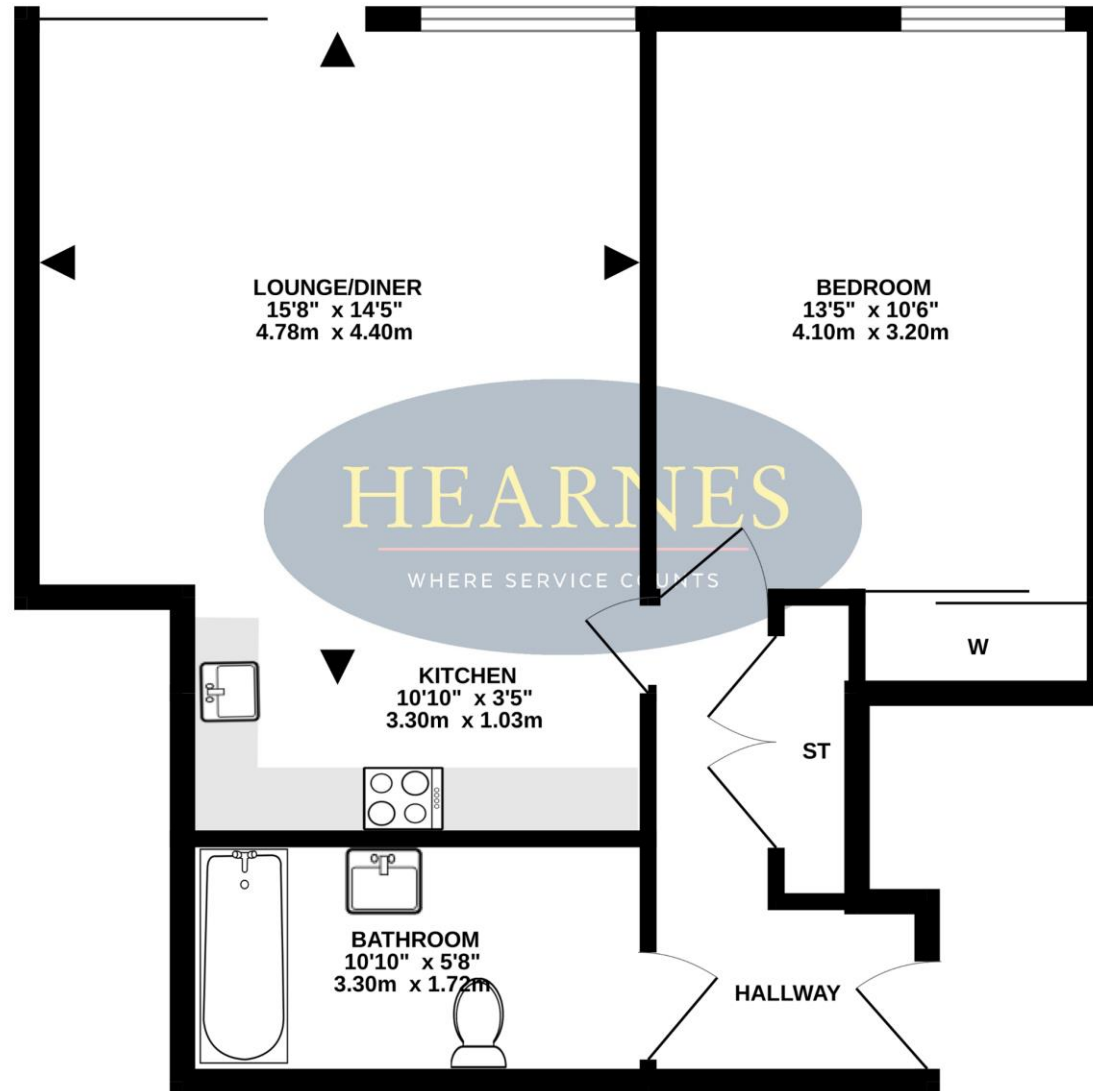
COUNCIL TAX BAND: B EPC RATING: B

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.



531 sq.ft. (49.4 sq.m.) approx.

TOTAL FLOOR AREA : 531 sq.ft. (49.4 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.
Made with Metropix ©2025



18-20 Parkstone Road, Poole, Dorset, BH15 2PG Tel: 01202 377377 Email: poole@hearnes.com www.hearnes.com

OFFICES ALSO AT: BOURNEMOUTH, FERNDOWN, RINGWOOD & WIMBORNE

