



Flat 6 19 Liberty Way, POOLE, Dorset BH15 1YA

£105,000 Leasehold

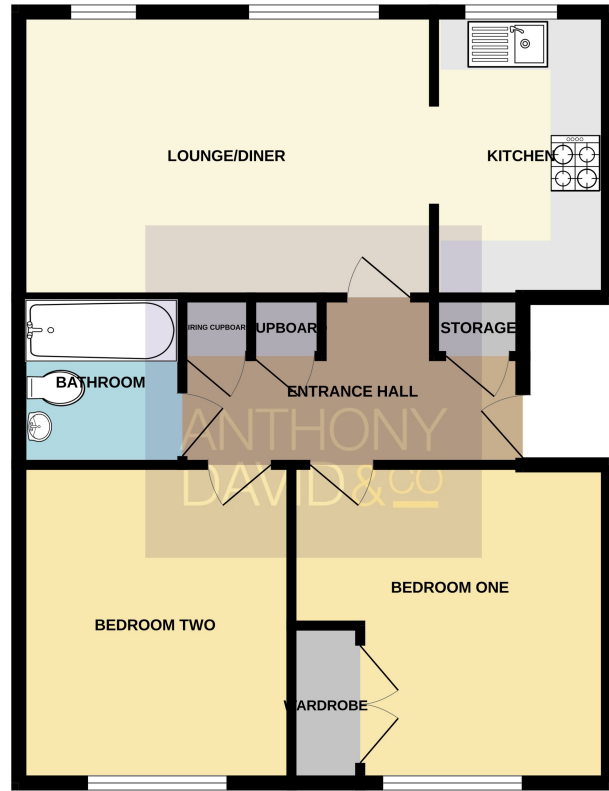
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**\*\* 50% SHARED OWNERSHIP \*\*** A bright and airy second floor purpose built two double bedroom apartment ideally situated in Poole Quarter a short stroll away from the scenic Baiter Park and Poole Quay. Poole Town centre with its array of shopping facilities, eateries and central transport links is also a level walk away. The property presents an ideal first time buy and viewing is highly advised to appreciate it's fantastic and central location. The accommodation on offer comprises: lounge/diner, fitted kitchen and bathroom. Further features include storage cupboards, built-in wardrobes to bedroom one, parking, gas central heating and UPVC double glazing.

**ANTHONY  
DAVID & CO**



SECOND FLOOR  
675 sq.ft. (62.7 sq.m.) approx.



TOTAL FLOOR AREA : 675 sq.ft. (62.7 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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Entrance Hall Doors to

Lounge/Diner 4.93m x 3.44m (16' 2" x 11' 3")

Kitchen 3.43m x 2.10m (11' 3" x 6' 11")

Bedroom One 3.80m x 3.83m (12' 6" x 12' 7")

Bedroom Two 3.25m x 3.83m (10' 8" x 12' 7")

Bathroom 2.00m x 1.96m (6' 7" x 6' 5")

Parking Residents

Monthly Rent Circa £321 per month

Tenure Leasehold 99 years from 2006

Council Tax Band C

Service Charge £116.84 per month to include water, sewerage and buildings insurance.

Managing Agent Sovereign Housing Association - 0300 5000 926

[www.sovereign.org.uk](http://www.sovereign.org.uk)

Agents Note Any prospective buyers will need to complete the Association's application form in order to be approved for the property before the sale can be agreed.



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

Property Misdescriptions Act 1991

Property details contained herein do not form part of an offer or contract. Any measurements are included for guidance only and as such must not be used for the purchase of carpets or fitted furniture. We have not tested any apparatus, equipment, fixtures, fittings or services neither have we confirmed or verified the legal title of the property. All prospective purchasers must satisfy themselves as to the correctness and accuracy of such details provided by us. We accept no liability for any existing or future defects relating to any property.