



HEARNES

WHERE SERVICE COUNTS

**101 Newfoundland Drive,
Poole, Dorset, BH15 1YE**

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Leasehold Price £260,000

An immaculate, refurbished 2 double bedroom, 2 en suite bathroom, second floor apartment with a stylish open plan lounge/kitchen/dining room, Juliet balcony, secure underground parking, security entryphone system and a passenger lift to all floors including the car park. This stunning and tastefully decorated apartment is set on the edge of the popular Poole Quarter development and is in arguably one of the best positions being just 250m walk from Baiter Park, 650m from Poole Park and approximately half a mile from both The Quay and Whitecliff Park. No forward chain!

- A stunning and spacious 2 double bedroom second floor apartment
- 2 en suite shower/bathrooms and an additional cloakroom
- Generous open plan kitchen/living/dining room with Juliet balcony
- Brand new fitted kitchen, integrated fridge/freezer and dishwasher, new hob and oven. The kitchen is a beautiful blend of colours offering a bright and spacious feel
- 2 fitted double wardrobes in the master bedroom
- Stylish flooring throughout the large entrance hall and open plan living area and brand new carpets fitted to both bedrooms
- Plenty of storage with 2 double cupboards and a further single cupboard in the entrance hall
- Furnishing can be negotiable
- Plumbing and space for a washing machine in one of the storage cupboards
- Pressurised hot water system
- Modern slimline electric radiators with individual thermostats and timers
- Security entryphone system
- Passenger lift to all floors including the basement garage
- Secure underground car park with remote control gated entrance
- 101 Newfoundland drive has 23 apartments over 5 floors and is part of the Poole Quarter development built in 2005 by Crest Homes and is set just 250m from the unspoilt Baiter Park Beach with overlooks Poole Harbour.

The apartment is set in a quiet location but at the same time has everything on the doorstep in the town centre such as shops, restaurants, bars and walks along the harbour and around Poole Park. Poole Park is just 650 metres away and Poole Quay is less than ½ a mile away offering leisure boat cruises around the Purbecks and a wide range of cafés, bars and restaurants.

COUNCIL TAX BAND: C EPC RATE: B

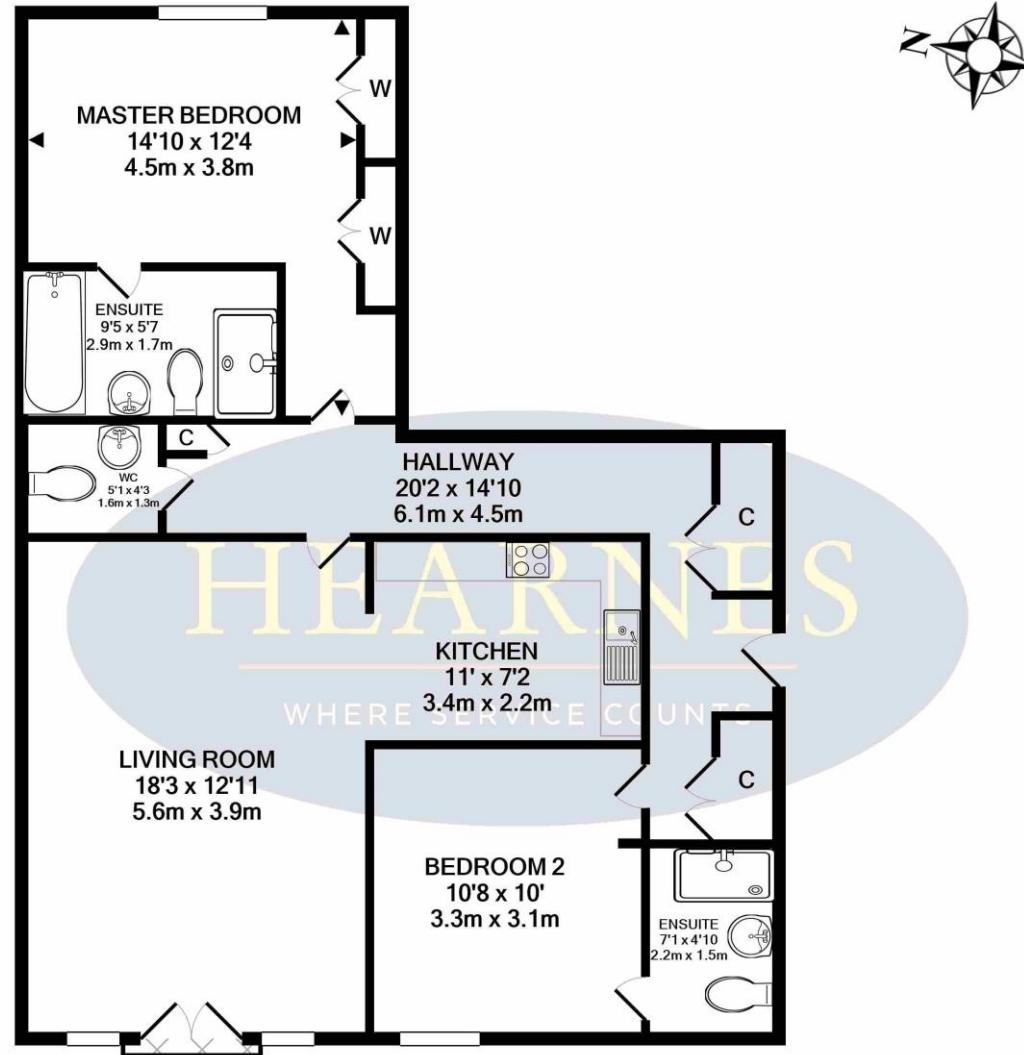
Term of Lease: 125 years from January 2005

Maintenance Charges: Approximately £1,872 Per Annum

Ground Rent: Approximately £150 Per Annum – Terms and conditions of ground rents should be discussed with your solicitor







TOTAL APPROX. FLOOR AREA 818 SQ.FT. (75.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Baiter Beach



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