

FOR SALE

£240,000 Leasehold



Flat 4, 123 Emeralds, North Road, Poole, Dorset. BH14 0LX

- Two-bedroom ground floor flat
- No forward chain
- Long lease
- Spacious 17ft lounge/dining room
- Modern kitchen with integrated appliances

- Main bedroom with en-suite shower room
- Second double bedroom with fitted wardrobes
- One allocated parking space plus visitor parking
- Shared gardens and secure communal bike shed
- Excellent location near Ashley Cross and Poole town centre



PROPERTY DESCRIPTION

TWO DOUBLE BEDROOMS | SPACIOUS 17FT LOUNGE/DINING ROOM | MAIN BATHROOM | GROUND FLOOR | DOUBLE GLAZED | LUXURY KITCHEN WITH INTEGRATED APPLIANCES | MASTER BEDROOM WITH EN-SUITE SHOWER ROOM | SECURITY ENTRY SYSTEM | FITTED WARDROBES TO BOTH BEDROOMS | 1 ALLOCATED PARKING SPACE | VISITOR PARKING | SECURE COMMUNAL BIKE SHED | NO FORWARD CHAIN

Tenure: Leasehold (104 years remaining)

Service Charge: £1,150 per annum

Ground Rent: £578 per annum

A beautifully presented two-bedroom, ground floor apartment, offered with no forward chain and ready for immediate occupation. Situated in the highly desirable Emeralds development, this property combines modern living with a convenient and thriving location.

The apartment features a bright and spacious 17ft lounge/dining room, perfect for relaxing or entertaining. The luxury kitchen, fitted in 2021, comes with integrated appliances including a Neff gas hob, electric oven, fridge/freezer, washing machine, and integrated dishwasher, providing a contemporary and practical space for daily living. The master bedroom boasts an en-suite shower room, while the second double bedroom and main bathroom offer comfortable living spaces. Both bedrooms have fitted wardrobes.

Additional benefits include PVCu double glazing, a gas combi boiler (fitted in 2021), a security entry system, and access to shared gardens. The flat comes with one allocated parking space, visitor parking, and a secure communal bike shed, providing convenience and peace of mind.

The block is now managed by a private company, ensuring professional maintenance and management.

Investment Potential: In the current market, the property could achieve a rental income of approximately £1,250 per month, making it an attractive opportunity for investors.

Location Highlights

The Emeralds development is ideally located within easy reach of Ashley Cross, renowned for its vibrant community, boutique shops, cafes, restaurants, and pubs. Poole town centre is also easily accessible, offering excellent shopping, leisure facilities, and transport links, including the train station for London and beyond. For those who enjoy the outdoors, nearby parks, coastal walks, and Poole Harbour provide a stunning backdrop for an active lifestyle.

This property is an excellent opportunity for first-time buyers, professionals, or investors, offering a well-maintained apartment in a sought-after location with a ready-to-move-in feel and no forward chain.

Accommodation (approximate room sizes):

Entrance Hall

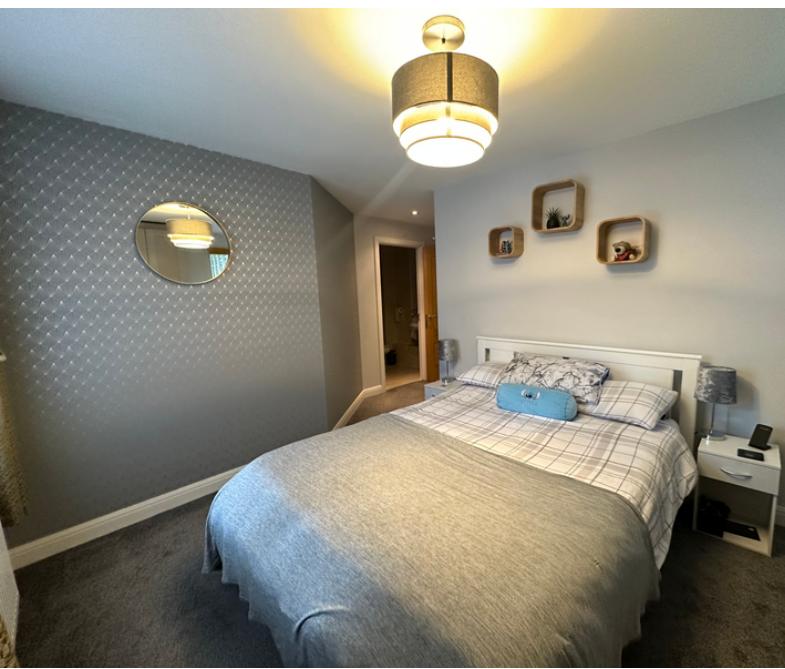
Lounge/Dining Room: 5.26m x 3.43m (17'3" x 11'3")

Luxury Kitchen

Master Bedroom: 3.56m x 2.97m (11'8" x 9'9")

En-Suite Shower Room

ROOM DESCRIPTIONS



FLOORPLAN & EPC

Mursells
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C	77	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92+)	A		
(81-91)	B		
(69-80)	C	79	80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	