

EPC: No EPC

High Street, Poole, Dorset

Asking Price: £190,000

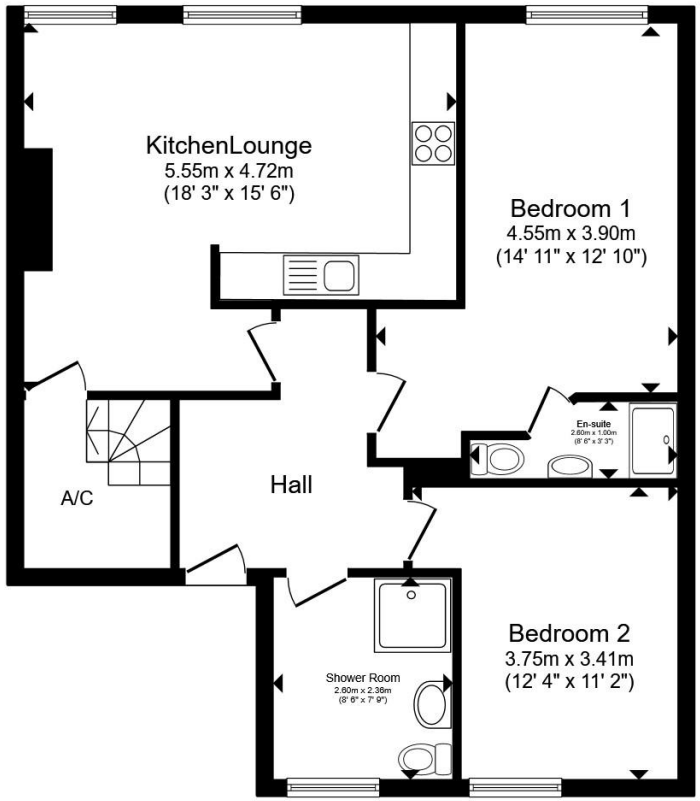
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A beautifully converted second-floor apartment offering two double bedrooms and refurbished throughout to an excellent standard. Ideally positioned on Poole High Street, the property enjoys easy access to Poole Town Centre and the historic Quay, with its excellent selection of shops, cafés, bars, and waterfront restaurants. Both Poole Bus and Train Stations are within easy reach, providing convenient links to destinations including Weymouth and London Waterloo. One of just three apartments within the building, Flat 2 is accessed via a secure communal entrance with stairs rising to all floors. The well-presented accommodation comprises a welcoming entrance hallway, a spacious open-plan living area incorporating a fitted kitchen with integrated appliances, two generous double bedrooms, a contemporary en-suite shower room to the principal bedroom, and a further modern shower room serving the second bedroom. The apartment retains a wealth of character features, including large original sash windows, high ceilings, an attractive feature fireplace, and a striking exposed brick wall within the living area. Modern finishes include smooth plastered ceilings with recessed spotlights, laminate flooring throughout the hallway and living accommodation, fitted carpets to both bedrooms, and stylish fully tiled shower rooms. Externally, residents benefit from shared bike and bin storage facilities, whilst parking permits may be available through BCP Council for nearby local car park, subject to eligibility. The low-maintenance setting makes this an ideal choice for busy lifestyles.



Total floor area 72.6 m² (781 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Flats 1 and 3 are also available. Offered with no forward chain – viewing is highly recommended.

Tenure: Leasehold

Lease: 999 years

Budgeted Service Charge: £1,800 per annum including the building insurance

Ground Rent: Peppercorn

Council Tax Band: To be confirmed

We have been advised by the sellers that pets are allowed. Holiday lets and rentals are also permitted

Estimated rental return of £1150-£1200 per month

Viewing by appointment

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Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

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