

High Street, Poole, Dorset

Asking Price: £160,000

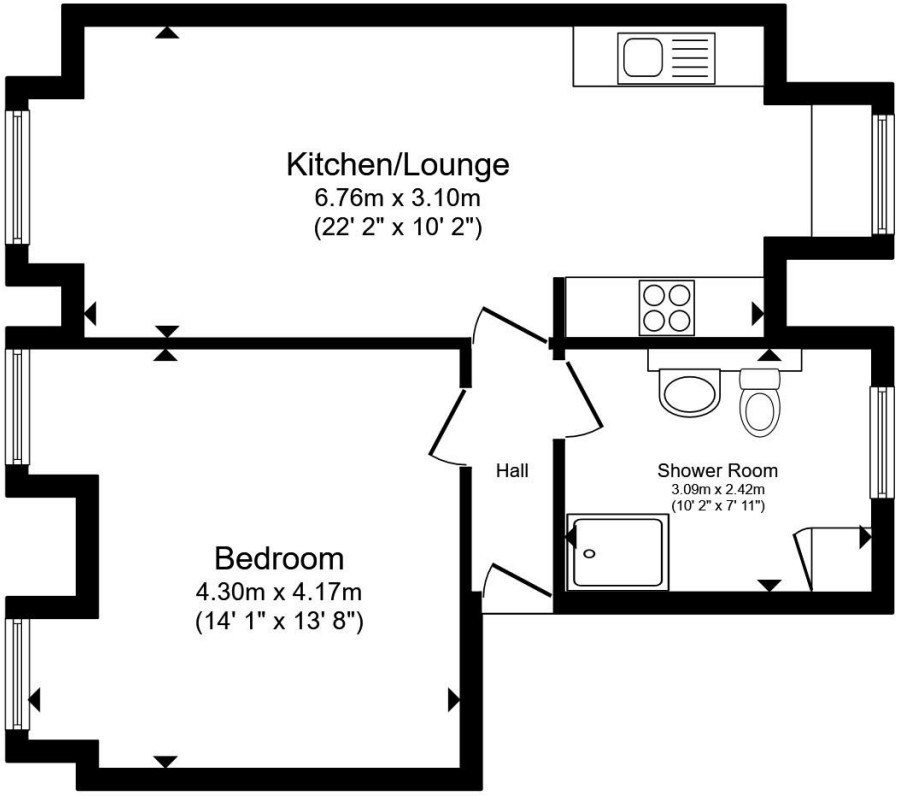
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A beautifully converted one-bedroom third floor apartment, refurbished throughout to an excellent standard and ideally positioned on Poole High Street. Combining character features with contemporary styling, the property enjoys convenient access to Poole Town Centre, Poole Quay and its array of waterfront restaurants, cafés and bars. Poole Bus and Train Stations are also within easy reach, providing excellent transport links including direct services to Weymouth and London Waterloo. Accessed via a secure communal entrance, the apartment offers stylish and well-planned accommodation finished to a high specification throughout. A welcoming entrance hallway leads through to the impressive open-plan kitchen, living and dining area, creating a fantastic space for both relaxing and entertaining. Enhanced by attractive LVT flooring and large sash windows, the room enjoys an abundance of natural light. The contemporary fitted kitchen has been thoughtfully designed and includes a comprehensive range of integrated appliances, comprising an electric hob with stainless steel chimney extractor hood, fan-assisted electric oven, integrated microwave/grill, fridge freezer and washer dryer, offering both practicality and style. The double bedroom is well-proportioned and benefits from two front aspect sash windows, whilst the luxurious bathroom has been finished to an exceptional standard with floor-to-ceiling porcelain tiling, contemporary sanitaryware, vanity wash hand basin, concealed cistern WC and stylish spotlighting.



Total floor area 50.6 m² (544 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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Agents Note: Certain photographs have been virtually dressed and enhanced using AI technology for marketing purposes. These images are provided for illustrative purposes only and may not accurately reflect the property's current appearance.







Throughout the apartment, quality finishes include smooth plastered ceilings with recessed spotlights, modern décor and attractive flooring. Further benefits include access to a bike and bin store via a private gravel access road adjacent to the main entrance. This superb apartment would make an ideal first-time purchase, investment opportunity, lock-up-and-leave home or stylish town centre residence. Offered with no forward chain, early viewing is highly recommended. Flats 1 and 2 are also available.

Council Tax Band: **B**

Tenure: **Leasehold** Lease: **999 years**

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

Ground Rent: **Peppercorn**

We have been advised by the sellers that pets are allowed. Holiday lets and rentals are also permitted. Estimated rental return of £850/£900 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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