



£150,000

Canaway Court 6-12 Wimborne Road, Poole, BH15 2BU



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## Property Description

Saxe Coburg are excited to bring to the market this beautifully presented modern studio apartment situated in a fantastic location. You are just a short walk away from a vast range of local amenities, coffee shops, restaurants, supermarkets, a 24-hour gym, Poole Hospital, doctor's surgery, Poole Quay, Poole Harbour, and Poole Park. Public transport is also easily accessible with regular bus services to Bournemouth Beach and Sandbanks. If you are a commuter, then Poole train station is just a stone's throw away, giving direct access to Southampton, Winchester, and London.

The internal accommodation comprises a generously spacious open-plan living area, which has ample space for creating a cosy bedroom area and a light and airy living room. As the block is only a few years old, the kitchen and bathrooms are in fantastic condition with high-end integrated appliances such as a cooker, hob, dishwasher, and fridge freezer. There is also a large storage cupboard with plumbing and space for a washing machine, plus additional storage space. The large Juliet balcony from the living area allows lots of natural daylight to flood into the room.

Additional benefits in the block include a secure building entry code system, an underground bike storage area, double glazing, and a lift from the communal entrance.

This property really needs to be viewed to fully appreciate what's on offer. It would make the ideal first home or investment property. Please call us to schedule a viewing as early as possible to avoid disappointment.

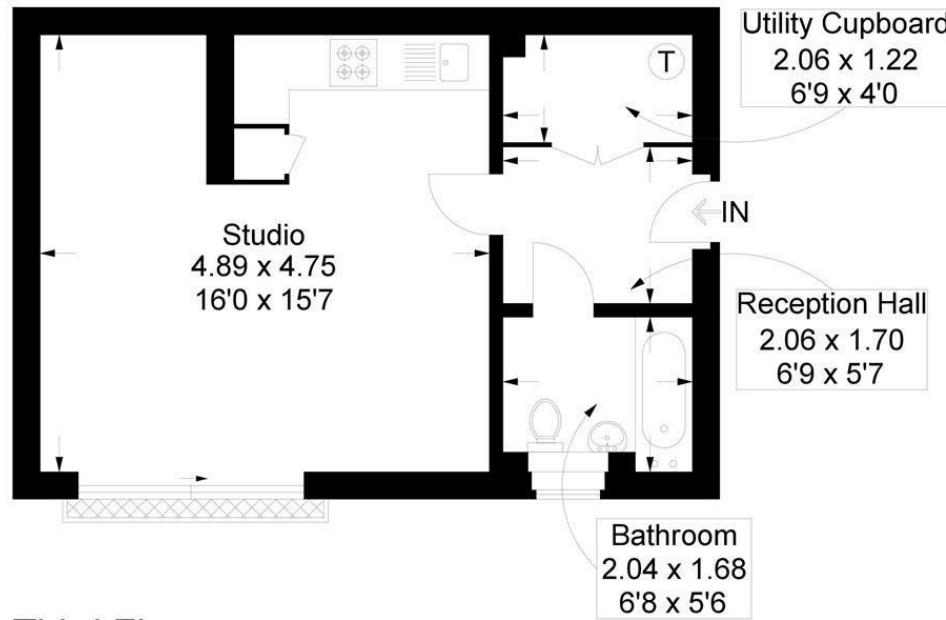


## FEATURES & SPECIFICATIONS

- MODERN STUDIO APARTMENT
- HIGH SPEC KITCHEN AND BATHROOM
- HIGHLY SOUGHT AFTER CENTRAL LOCATION
- BEAUTIFULLY PRESENTED THROUGHOUT
- ELECTRIC MODERN HEATING
- SPACIOUS OPEN PLAN LIVING SPACE
- PETS ALLOWED
- IDEAL FIRST HOME OR INVESTMENT
- 997 YEAR LEASE
- £1022 SERVICE CHARGE PER YEAR

# Canaway Court, Wimborne Road, Poole

Approximate Gross Internal Area = 34.2 sq m / 368 sq ft



## Third Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

**Disclaimer:** These particulars are believed to be correct, but their accuracy is not guaranteed and they do not constitute an offer or contract. Strictly subject to contract, all measurements are approximate.

**Agents Note:** At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves to the structural integrity of the premises and condition / working order of services, plants and equipment

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

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



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