

Flat 10, Potters Place 1-5 Norton Way, Poole, BH15 4GF

Asking Price **£164,950**

- One Double Bedroom
- Built in 2017
- 'Juliette' Balcony
- Long Lease Remaining - 116 years
- Ideal FTB/BTL
- Top Floor Apartment
- Allocated Parking Space
- Bike Storage
- Enviable Location
- Vendor Suited!

# Potters Place 1-5 Norton Way, Poole BH15 4GF

We are delighted to offer for sale this modern one bedroom apartment just a stones throw away from Poole Quay. With our vendor suited, we believe this property would make an ideal first time purchase or buy to let investment.



Council Tax Band: A



## Potters Place

Built in 2017, this top floor apartment has many benefits comprising one double bedroom, open plan kitchen/living space, bathroom and a 'Juliette' balcony.

Ideally located close to Poole Quay and both Hamworthy park & beach, further benefits include an allocated parking space, enclosed bike storage, 116 years remaining on the lease and reasonable annual service charges.

We believe this property would make an ideal first time purchase or buy to let investment and with our vendor suited, we encourage viewing at your earliest convenience. Please call our Upton to arrange a viewing or for further information.

### Bedroom

12'10 x 11'00 (3.91m x 3.35m)

### Kitchen/Living Room

15'3 x 11'00 (4.65m x 3.35m)

### Bathroom

7'00 x 5'01 (2.13m x 1.55m)

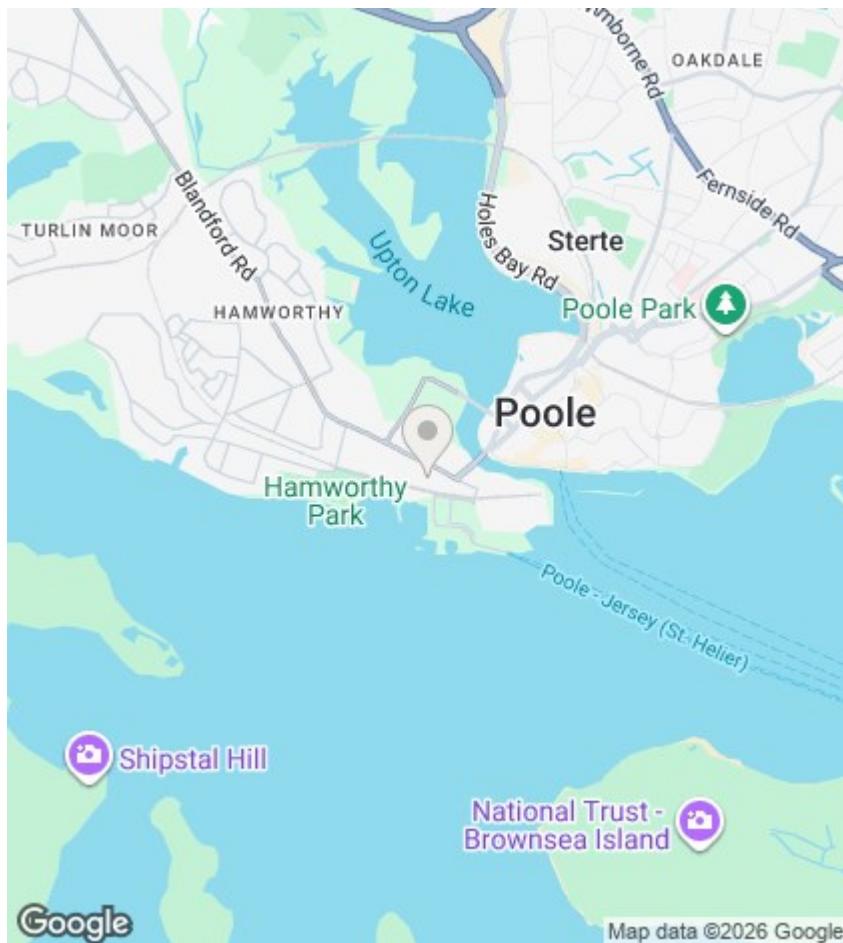
### Allocated Parking Space

### Leasehold Information

We are informed by the vendor that the leasehold information associated is as follows.

The property has a 125 year Lease from 25/12/2016. Pets are not permitted at this property.

The ground rent is £250 per annum with the most recent service charge being £1259 per annum and the building insurance last year was £489.



## Agents Note

Whilst every attempt has been made to ensure the accuracy of details and measurements contained in these particulars, they are not to be relied upon especially when potential cost could be incurred. No appliances have been tested so the agent cannot verify that they are in working order. The agent has not seen any legal documentation to verify the legal status of the property. This must be verified by your chosen solicitor.

## Viewings

Viewings by arrangement only. Call 01202 622101 to make an appointment.

## EPC Rating:

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	82	82
(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	

