



Flat 41, Aqua Lifeboat Quay, Poole, Dorset, BH15 1LS

**Asking Price £235,000**

- Two Double Bedrooms
- Modern Block
- Long Lease
- Close to Train Links to London
- Lift Serviced Block
- Third Floor Apartment
- Secure Parking Space
- Two Bath/Shower Rooms
- Southerly Aspect Balcony
- Vendor Suited

# Aqua Lifeboat Quay, Poole BH15 1LS

We are pleased to offer for sale this well presented & spacious apartment situated in a central location within easy reach of local amenities and fast transport links to London.



Council Tax Band: D



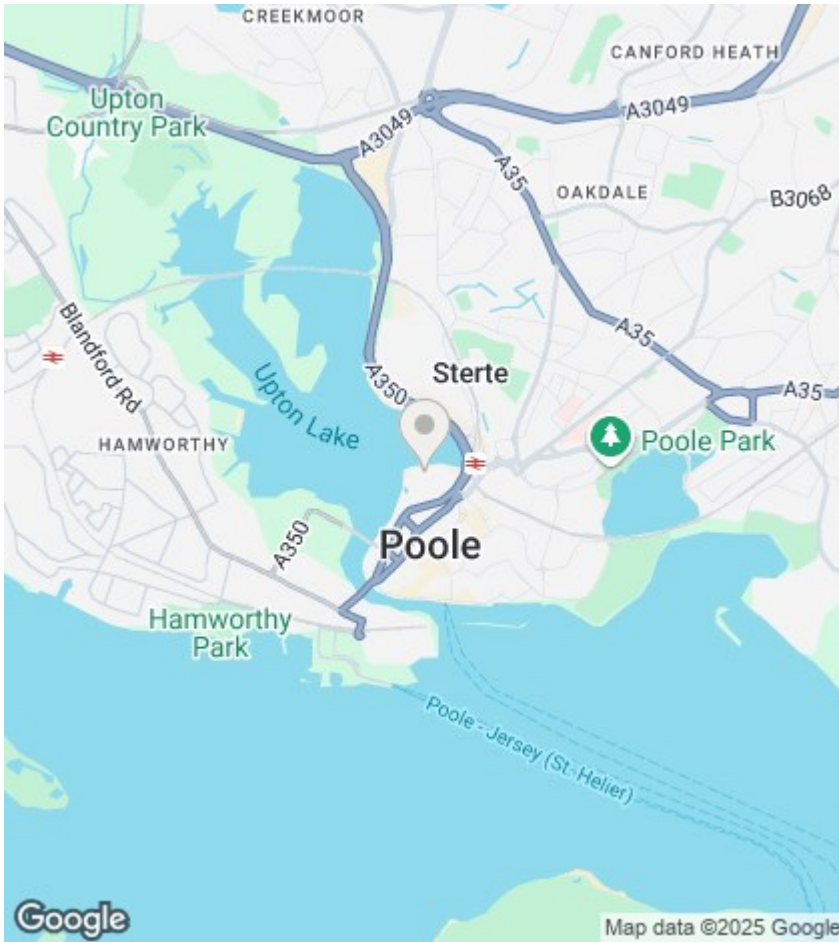
## Aqua

The modern accommodation comprises: two double bedrooms, bright living/dining room, separate kitchen, en-suite shower room and main bathroom.

Further benefits include a spacious balcony with a southerly aspect, two useful storage cupboards, UPVC double glazing, lift and a secure underground parking space.

The property is located in a fantastic, waterside position. The train station is only a short walk away - from here there are frequent fast links to London Waterloo. Poole's historic Quayside & town centre are also within easy reach; making the ever growing array of restaurants and amenities very accessible.

Internal viewing is encouraged at your earliest convenience in order to appreciate what this property has to offer!



## 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

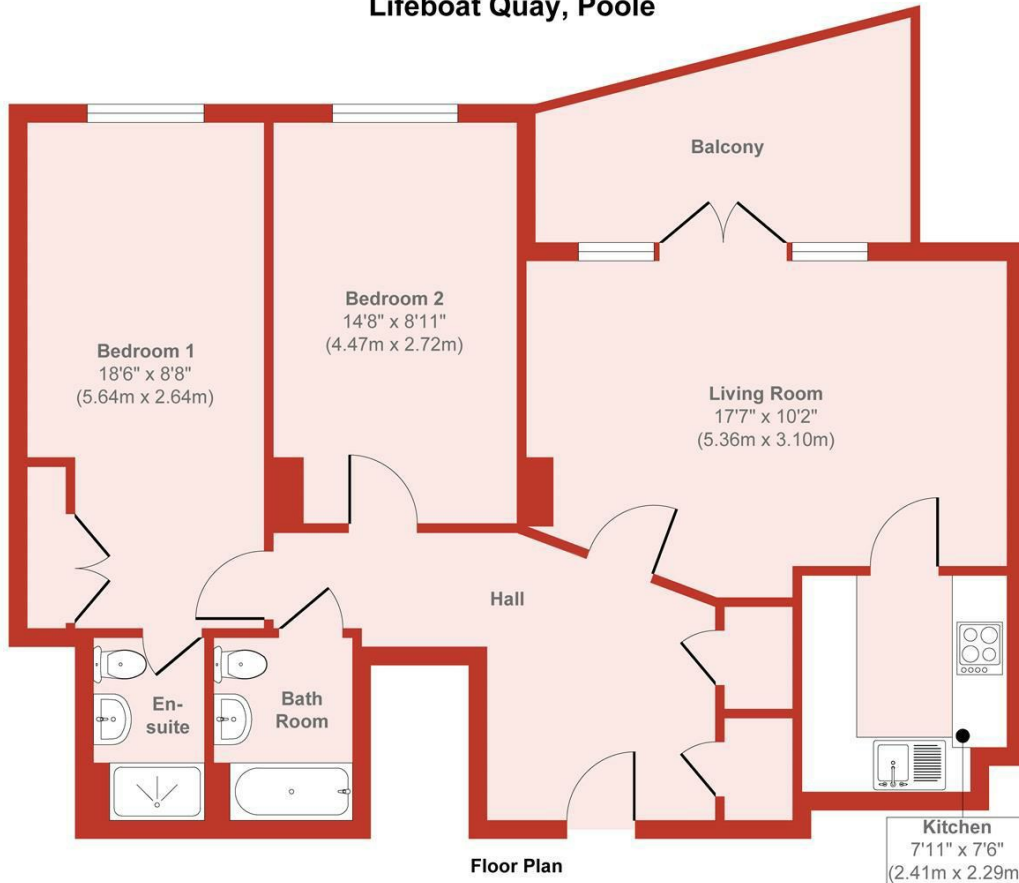
Viewings by arrangement only. Call 01202 622101 to make an appointment.

## EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	79	85
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Lifeboat Quay, Poole



Floor Plan

Approx. Gross Internal Floor Area 765 sq. ft / 71.07 sq. m

Produced by Elements Property