

01202 683444

Orchard Plaza, 41 High Street  
Poole, Dorset, BH15 1EG

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**Flat 1 18-20 Rossiter Court**

**Poole, BH15 4FU**

**£230,000 Leasehold**





- Two Bedroom Apartment
- Lake Drive Location
- Well Presented Throughout
- EPC Rating B
- Close Proximity to Hamworthy Beach
- Ground Floor Flat
- Allocated Parking/Garage
- Council Tax Band B
- 2018 Construction
- Minutes from Poole Quay

A superb two bedroom ground floor apartment ideally situated a short distance away from Hamworthy beach and park. Central bus routes, shops and amenities are also close to hand. This immaculate home was built by renowned builders Barrett Homes in 2018 and offers contemporary living throughout. The accommodation on offer comprises: Spacious entrance hall, triple aspect lounge, stylish kitchen/diner, two double bedrooms and a modern bathroom. Externally the property enjoys a pleasant outlook over the green in front. Communal parking spaces and an allocated garage enclosed parking space to the rear of the property within a courtyard area. Further features of this bright attractive apartment include: remainder of NHBC guarantee, integrated appliances to kitchen, mirrored wardrobes within the master bedroom, UPVC double glazing and gas central heating. Internal viewing is highly advised. Nearby Schools - Hamworthy Junior and Middle, Lytchett Minster and Poole High School.



### **Hallway 11'4"x x7'11" (max) (3.47x x2.42 (max))**

A light and spacious L-shaped entrance hall with recessed spotlights, wood laminate flooring. Doors off to principal rooms.. Dual Storage cupboards housing the boiler and also space and plumbing for a washing machine . Entryphone system. Radiator. Fixed ceiling Light.

### **Living Room 20'8" x 11'3" (6.30 x 3.44)**

Accommodating the kitchen area also is this superbly presented spacious triple aspect open-plan lounge/diner with fitted wall units. Immaculately decorated throughout with Wood laminating flooring, a fixed ceiling light and two radiators. Open plan configuration leads into the Kitchen area.

### **Kitchen**

A well-appointed kitchen situated within the spacious open-plan lounge diner. Smart range of stylish cream high-gloss, fitted wall cupboards, base units and drawers with contrasting wood effect worksurfaces with inset twin-bowl sink and drainer. Integrated electric cooker with gas hob over and stainless-steel extractor hood. Integrated fridge/freezer. Fitted dishwasher. Tiled splashback, wood laminate flooring & a fixed triple ceiling light.

### **Bedroom 1 10'0"x x 9'10" (3.06x x 3.01)**

Front aspect UPVC. A beautifully presented double bedroom with grey carpet flooring. Radiator. Double mirrored wardrobes. Pendant light.

### **Bedroom 2 9'10" x6'6" (3.02 x1.99)**

Front aspect UPVC. Smaller double bedroom. Grey carpet flooring. Radiator. Pendant light.

### **Bathroom 7'8" x 6'5" (2.35 x 1.98)**

This stylish bathroom showcases thoughtful design and functionality. Generously sized and partially tiled, featuring a built-in bath with glazed door, central

mixer taps and shower attachment over, a pedestal wash basin with wall-mounted mirrored cabinets & low level WC. Chrome heated towel radiator. Tiled floor. Fixed ceiling light. Extractor fan.

### **Garage**

Allocated parking space within the rear courtyard - garage enclosed.

Additional communal parking.

### **Tenure**

Leasehold for a term of 999 years from 2019 with 996 years unexpired.

Service Charge - 1253.64 Pa (2024)

Ground Rent - £190

Council Tax Band C

EPC Rating B

Broadband: Standard 4 Mbps 0.5 Mbps Good

Superfast 52 Mbps 10 Mbps Good

Ultrafast 1000 Mbps 220 Mbps

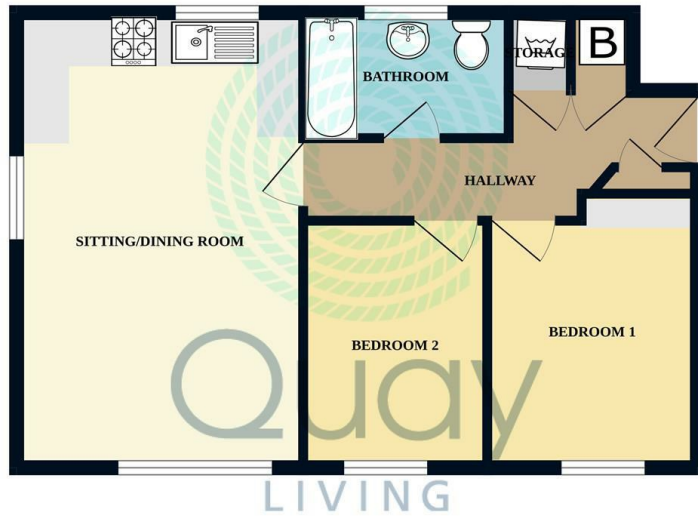
Environment Agency Flood Risk: very low risk of surface water flooding

very low risk of flooding from rivers and the sea





GROUND FLOOR  
478 sq.ft. (44.4 sq.m.) approx.



TOTAL FLOOR AREA : 478 sq.ft. (44.4 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
Made with floorplan CS204



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92+)	82	82
(81-91) A		
(69-80) B		
(55-68) C		
(45-54) D		
(35-44) E		
(21-34) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Agent Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All representations including descriptions, dimensions and photos are given, in good faith and are believed to be correct, but any intending purchaser should not rely on them as statements or representations of fact but must satisfy themselves as to their correctness. Appliances and central heating systems have not been checked by Quay Living or their employees and we recommend that purchasers instruct a qualified person to check all appliances / service before legal commitment.

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