

Windale Place, BH15



Katie  Fox
ESTATE AGENTS

01202 721999 katiefoxea.co.uk

What it's got.

This well-proportioned two-bedroom flat offers comfortable living space and a practical layout, ideal for first-time buyers, professionals, or investors. With a total internal area of approximately 633 sq ft (59 m²), the property provides a great balance of living and bedroom accommodation.

The flat features a bright living/dining room measuring approximately 11'0" x 16'9", offering ample space for both relaxation and entertaining. Adjacent to the living area is a separate fitted kitchen, thoughtfully arranged to maximise storage and workspace.

There are two large bedrooms both with king size beds benefiting from natural light and suitable for double or generous single accommodation. The property also includes a modern bathroom and a central hallway that connects each room efficiently, enhancing the overall flow of the home.

This flat presents an excellent opportunity for buyers seeking a well-laid-out property with good proportions and versatile living space. Early viewing is highly recommended to fully appreciate the accommodation on offer.





What the owner says.

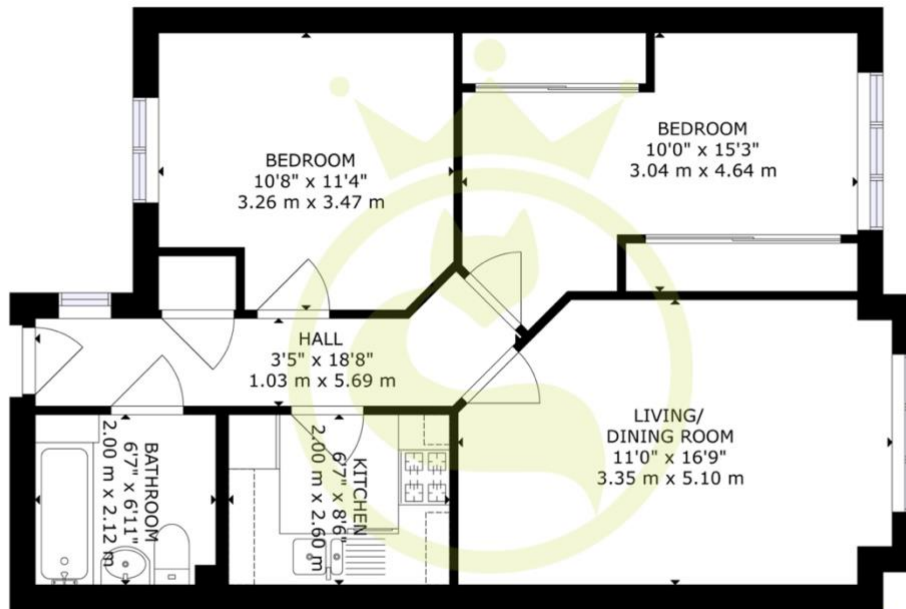
"The property is within walking distance of the town centre, train station, Poole park and the sea. Both the building and local area are quiet and safe. The neighbouring flats are friendly and look out for one another as tennant changes are very infrequent."



Where it is.

Ideally located within walking distance to Poole Town Centre offering a variety of shops, restaurants and bars leading down to Poole Quay. Poole train and bus station are also incredibly close by with great transport links. Poole Park is also within walking distance offering beautiful walks across to Whitecliff, Baiter and Poole Quay.





GROSS INTERNAL AREA
TOTAL: 633 sq.ft, 59 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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Technical bits.

- Ground floor 2-bedroom 1 bathroom apartment
- Ground rent – Peppercorn
- Short distance from Poole town centre & Poole Park
- Allocated parking space
- Gas central heating
- Service charge Circa- £1,200 per annum
- Lease currently being extended

DISCLAIMER: Please note if any measurements are quoted these are approximate and for guidance only. The fixtures, fittings and appliances have not been tested and therefore no guarantees can be made they are working order. The floorplan/EPC has been provided by a third party and therefore we cannot be responsible for the accuracy. You are advised to contact the local authority for details of the council tax. Photographs produced are for general purpose only and any it cannot be assumed items shown are included on the sale. These particulars are believed to be correct but their accuracy cannot be guaranteed and they do not constitute an offer or form part of any contract. Solicitors are specifically requested to verify the details of our sales particulars in the pre-contract enquiries, in particular the price, local and other searches, in the event of a sale.