



Vespasian East Quay Road, Poole BH15 1FG  
£230,000 Share of Freehold









**A beautifully presented one-bedroom apartment set within the sought-after Vespasian development on East Quay Road, moments from Poole Quay, the marina and the town centre.**

- One-bedroom apartment
- Recently Constructed
- Impressive Accommodation
- Allocated Parking Space
- Located on Poole Quay
- Luxury Kitchen
- No Forward Chain
- Move in ready

### **Location**

Vespasian occupies a convenient position on East Quay Road, just a short walk from Poole Quay, the marina and the town centre. The area offers a great mix of waterfront restaurants, bars, cafés and local shops, with Poole Harbour and the Old Town close by. Poole train station is also within easy reach, providing direct links towards Bournemouth, Southampton and London Waterloo, while the nearby beaches at Sandbanks, Canford Cliffs and Branksome Chine are just a short drive away.

### **Property Comprises**

Flat 13 Vespasian is a well-appointed one-bedroom apartment, used by the current owners as a second home and is presented in an immaculate condition. The apartment is positioned in a highly convenient location close to Poole Quay, local restaurants, bars, transport links and the waterfront.

The accommodation is bright and modern throughout, with a spacious open-plan living, dining and kitchen area forming the heart of the property. The living space is well laid out, offering room for both relaxing and dining, with doors opening to a Juliet-style balcony that brings in plenty of natural light.

The kitchen is fitted with a range of contemporary units, integrated appliances and generous worktop space, creating a clean and practical area suited to everyday living.

The double bedroom is attractively presented with a calm, modern finish and built-in storage, while the bathroom is finished in neutral tiling with a bath, overhead shower, heated towel rail, wash basin and WC. The apartment has been tastefully styled and would suit a range of buyers, from first-time purchasers and downsizers to investors looking for a low-maintenance property in a strong rental location. Vespasian is ideally placed for enjoying Poole Quay and the surrounding harbourside lifestyle, with easy access to the town centre, Poole Park, local beaches and onward transport links.

### **More Information**

Tenure: Share of Freehold

Lease: New 999-year lease from new.

Service Charge: Approx £1562.06 per year

Postcode: BH15 1FG

Council Tax: B

Misc: Recent boiler service

School Catchment Area: Please contact BCP for current admission information





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All room dimensions given above are approximate measurements

These particulars are intended only to give a brief description of the property as a guide to prospective buyers. Accordingly:

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- They do not constitute an offer of contract for sale.
- Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require further clarification or information.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

| Energy Efficiency Rating                                                                                                                                                                                              |        |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------|
| EU Directive 2002/91/EC                                                                                                                                                                                               |        |
| The energy efficiency of a building is measured on a scale from A (most efficient) to G (least efficient). The energy efficiency of a building is measured on a scale from A (most efficient) to G (least efficient). |        |
| A                                                                                                                                                                                                                     | 92-100 |
| B                                                                                                                                                                                                                     | 81-91  |
| C                                                                                                                                                                                                                     | 69-80  |
| D                                                                                                                                                                                                                     | 55-68  |
| E                                                                                                                                                                                                                     | 39-54  |
| F                                                                                                                                                                                                                     | 21-38  |
| G                                                                                                                                                                                                                     | 1-20   |

| Environmental Impact (CO <sub>2</sub> ) Rating                                                                                                                                                                              |         |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|
| EU Directive 2002/91/EC                                                                                                                                                                                                     |         |
| The environmental impact of a building is measured on a scale from A (most efficient) to G (least efficient). The environmental impact of a building is measured on a scale from A (most efficient) to G (least efficient). |         |
| A                                                                                                                                                                                                                           | 10-48   |
| B                                                                                                                                                                                                                           | 49-74   |
| C                                                                                                                                                                                                                           | 75-100  |
| D                                                                                                                                                                                                                           | 101-120 |
| E                                                                                                                                                                                                                           | 121-140 |
| F                                                                                                                                                                                                                           | 141-160 |
| G                                                                                                                                                                                                                           | 161-180 |