



## Lifeboat Quay, Poole, Dorset

**Offers invited £180,000**

AQUA, POOLE, £180,000 LEASEHOLD. Take a look at this spacious one double bedroom apartment located in a popular waterside development. Lift access to the sixth floor leading to the apartment. Entrance hall with built in cupboard housing the heating system. Just off the hall is the lounge with patio doors leading to a balcony with far reaching views across the water. Door leading from the lounge into a modern fitted kitchen with integrated appliances consisting of fridge freezer, washing machine, dishwasher, oven and hob with extractor fan above. A larger than average double bedroom with built in wardrobes and waterside views. Modern fully tiled bathroom with white three piece suite. This apartment has a parking space conveyed with the property, located in the secure covered car park access by stairs and lift with a drive in lift for cars to the parking level. Neutral decor throughout. It is being offered with NO FORWARD CHAIN and would make an ideal FIRST TIME BUY.



## FRONT DOOR AND ENTRANCE HALL

9'6" x 9'3" x 3'9" (2.90 x 2.83 x 1.15)

Wooden front door with locks and flat number leading from the communal hall into the entrance hall. White ceiling, cream walls and fitted carpet. Entry phone. Light switch. Doors to all rooms. Ceiling lighting. Heater. There is a door leading to cupboard housing a water heating system tank.

## LOUNGE

16'6" x 12'11" (5.03 x 3.95)

Door leading in from the hall into this spacious, light and airy reception room with views across the water. Two pendant lights. Wall mounted heater, light switch, plug sockets and TV socket. Wooden door with glass panel leading into the kitchen. Double glazed patio doors with two opening panes and side fixed panels out onto the sunny aspect balcony.

## BALCONY

Double glazed doors leading from the lounge onto this sunny aspect balcony with tiled flooring and metal and glass railings with far reaching views.



## KITCHEN

7'6" x 7'11" (2.31 x 2.42)

Wooden and glass door leading from the lounge into this modern fully fitted kitchen with white ceiling, emulsion painted walls with splash backs and matching laminate wood coloured worktops. Lino fitted tile pattered flooring. A range of fitted units with metal handles. Integrated fridge freezer, integrated dishwasher, integrated washing machine, four ring glass top hob, electric oven with pull down handle and controls, stainless steel extractor fan. One and a half bowl sink with mixer tap. Light switch, plug sockets and fuse switches. Ceiling lighting and under cupboard lighting.

## BATHROOM

7'1" x 6'4" (2.18 x 1.94)

Wooden door leading into this modern bathroom with white ceiling, part emulsion painted and part tiled walls with decorative border tiles. Lino flooring. Ceiling lighting. White suite consisting of bath with chrome effect fittings and glass fitted shower screen. White WC with push button flush cistern and wooden toilet seat. White sink with chrome effect fittings. Extractor fan. Light shaver socket and mirror. Wall mounted white ladder style radiator.

## BEDROOM

16'6" x 11'11" (5.04 x 3.65)

Wooden door leading into this spacious double bedroom with waterside view from the window. White ceiling, cream walls and fitted carpet. Ceiling lighting. Light switch and plug sockets. Built in wardrobes with shelving and rails inside. Double glazed window. Wall mounted heater.

## PARKING

We have been advised there is one parking space conveyed with the apartment, located in the covered car park within the main development. This is accessed by a car lift, main pedestrian lift and stairs.

## TENURE

The property is a leasehold with 106 years remaining.

Management Charges: Awaiting confirmation of charges



Ground Rent: Awaiting confirmation of charges

Council Tax band: C

THE PROPERTY IS BEING OFFERED WITH NO FORWARD CHAIN



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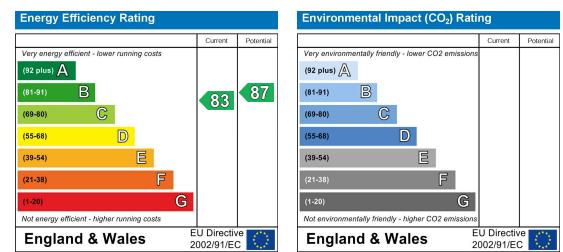
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## Consumer Protection from Unfair Trading Regulation

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## Please Note:

1: MONEY LAUNDERING REGULATIONS – Prospective buyers will be asked to produce proof of identity documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2: These particulars do not constitute part or all of an offer or contract. 3: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 4: Potential buyers are advised to recheck the measurements before committing to any expense. 5: Thacker & Revitt have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 6: Thacker & Revitt have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. 7: These particulars are issued in good faith, they are intended as to be used as a guide to the property and should be independently verified by prospective buyers.

## Viewings

Strictly by appointment through this office: Thacker & Revitt 478 Ashley Road, Poole, Dorset. BH14 0AD