



HEARNES

WHERE SERVICE COUNTS

**101 Newfoundland Drive,
Poole, Dorset, BH15 1YE**

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Leasehold Price £225,000

A stunning 2 double bedroom, 2 en suite bathroom, second floor apartment with a stylish open plan lounge/kitchen/dining room, Juliet balcony, secure underground parking, security entryphone system and a passenger lift to all floors including the car park. This immaculate and tastefully decorated apartment is set on the edge of the popular Poole Quarter development and is in arguably one of the best positions being just 250m walk from Baiter Park, 650m from Poole Park and approximately half a mile from both The Quay and Whitecliff Park.

- A stylish and spacious 2 double bedroom second floor apartment
- 2 en suite shower/bathrooms and an additional cloakroom
- Generous open plan kitchen/living/dining room with Juliet balcony
- Stylish kitchen with a range of light oak units and complimentary work tops and a range of integrated Bosch appliances including a dishwasher, oven, hood & hob, glass splash back and an integrated fridge/freezer
- 2 fitted double wardrobes
- Stylish flooring throughout the large entrance hall and open plan living area and natural tone carpets fitted to both bedrooms
- Plenty of storage with 2 double cupboards and a further single cupboard in the entrance hall
- Plumbing and space for a washing machine in one of the storage cupboards
- Pressurised hot water system
- Modern slimline electric radiators with individual thermostats and timers
- Security entryphone system
- Passenger lift to all floors including the basement garage
- Secure underground car park with remote control gated entrance
- 101 Newfoundland drive has 23 apartments over 5 floors and is part of the Poole Quarter development built in 2005 by Crest Homes and is set just 250m from the unspoilt Baiter Park Beach with overlooks Poole Harbour.

The apartment is set in a quiet location but at the same time has everything on the doorstep in the town centre such as shops, restaurants, bars and walks along the harbour and around Poole Park. Poole Park is just 650 metres away and Poole Quay is less than ½ a mile away offering leisure boat cruises around the Purbecks and a wide range of cafés, bars and restaurants. COUNCIL TAX BAND: C EPC RATE: B

Term of Lease: 125 years from January 2005

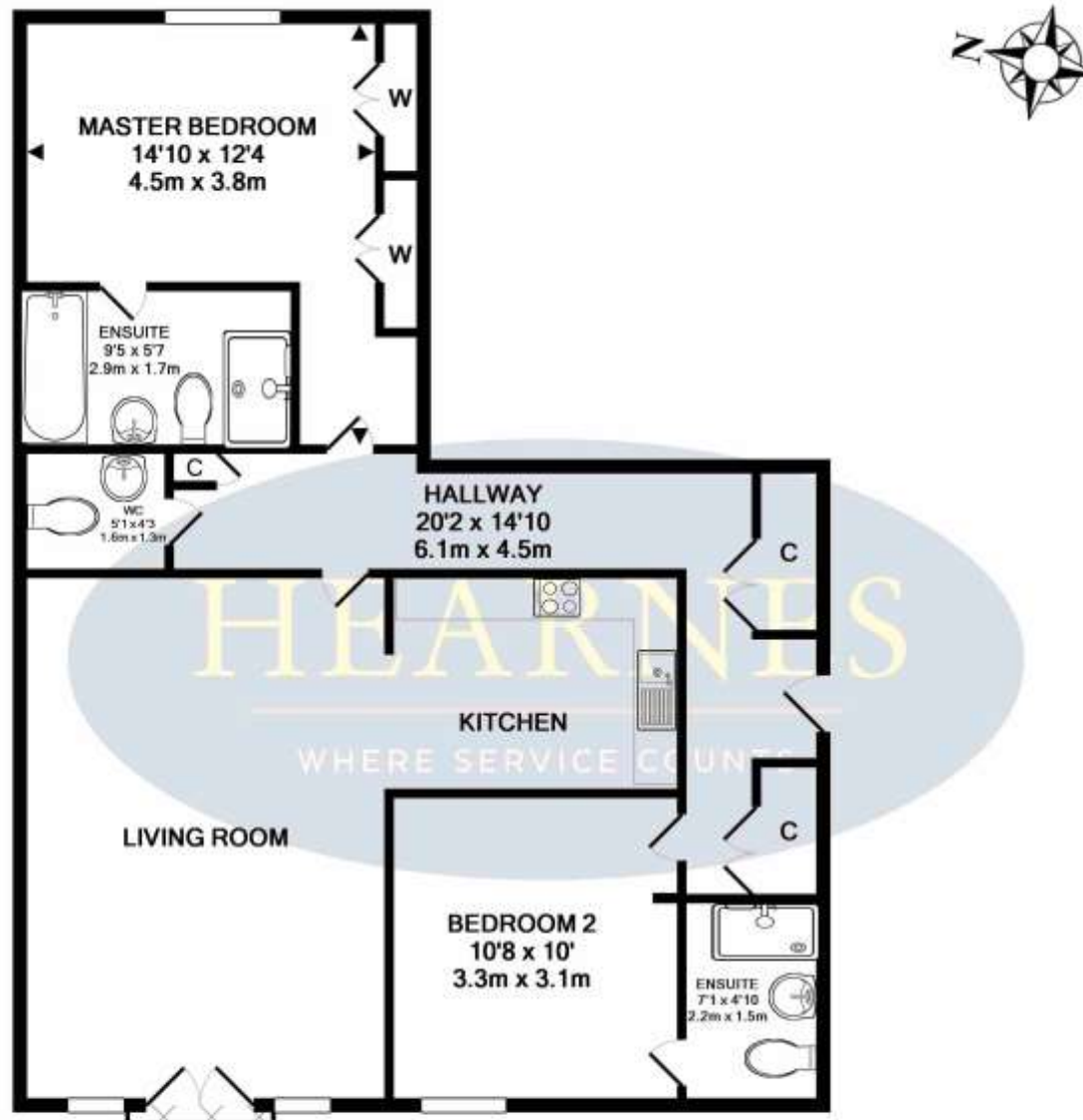
Maintenance Charges: Approximately £1,872 Per Annum

Ground Rent: Approximately £150 Per Annum

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.







TOTAL APPROX. FLOOR AREA 818 SQ.FT. (75.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Baiter Beach



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www.hearnes.com

18 - 20 Parkstone Road, Poole, Dorset, BH15 2PG

Tel: 01202 377377 Email: poole@hearnes.com

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