

Flat 8, Quay House, 48 Doulton Gardens - BH14 8RN

Offers Over £200,000









Flat 8, Quay House, Whitecliff.

Set within a sought after no through road in Whitecliff, this well presented two bedroom apartment offers bright, well proportioned accommodation close to Poole Harbour and Whitecliff Recreation Ground. Dual aspect living, Juliet balconies to both the reception room and principal bedroom, and a modern fitted kitchen create an appealing, practical home. Everyday amenities are particularly convenient, with a butcher, convenience store, hardware store and bus stop close by on a level walk. Offered with no forward chain.

- Dual aspect living room with Juliet balcony
- Modern fitted kitchen with fitted appliances
- Lift and stair access to all floors
- Level access to nearby everyday amenities
- Bus stop outside
- Gas fired central heating and double glazing
- Allocated parking space
- No forward chain
- Internal area of approximately 581 sq. ft.
- Leasehold expires 20/08/2149
- Service Charge: Approx. £1,933.00 per annum
- Ground Rent: Approx. £250.00 per annum
- Council Tax Band C: £2,162.27 per annum
- EPC Rating: B



ABOUT THE PROPERTY

The entrance hall includes two useful storage cupboards and leads through to the dual aspect living room. An attractive fireplace surround provides a focal point, while double glazed French doors open to a Juliet balcony and bring additional natural light into the room.

The modern kitchen is well equipped with a range of fitted appliances, good storage and practical preparation space. The white good are included in the sale.

The principal bedroom features double glazed French doors opening to a Juliet balcony, together with its own en suite shower room. The second bedroom is served by a separate family bathroom, creating a straightforward and well balanced two bedroom layout.

The development has a secure communal entrance with entryphone system, together with lift and stair access to all floors. Gas fired central heating and double glazing complete the accommodation.

Disclaimer: The furnished photos are AI generated images

OUTSIDE

The apartment benefits from an allocated parking space. Whitecliff Recreation Ground is nearby, providing open green space and waterside walks with views across Poole Harbour.

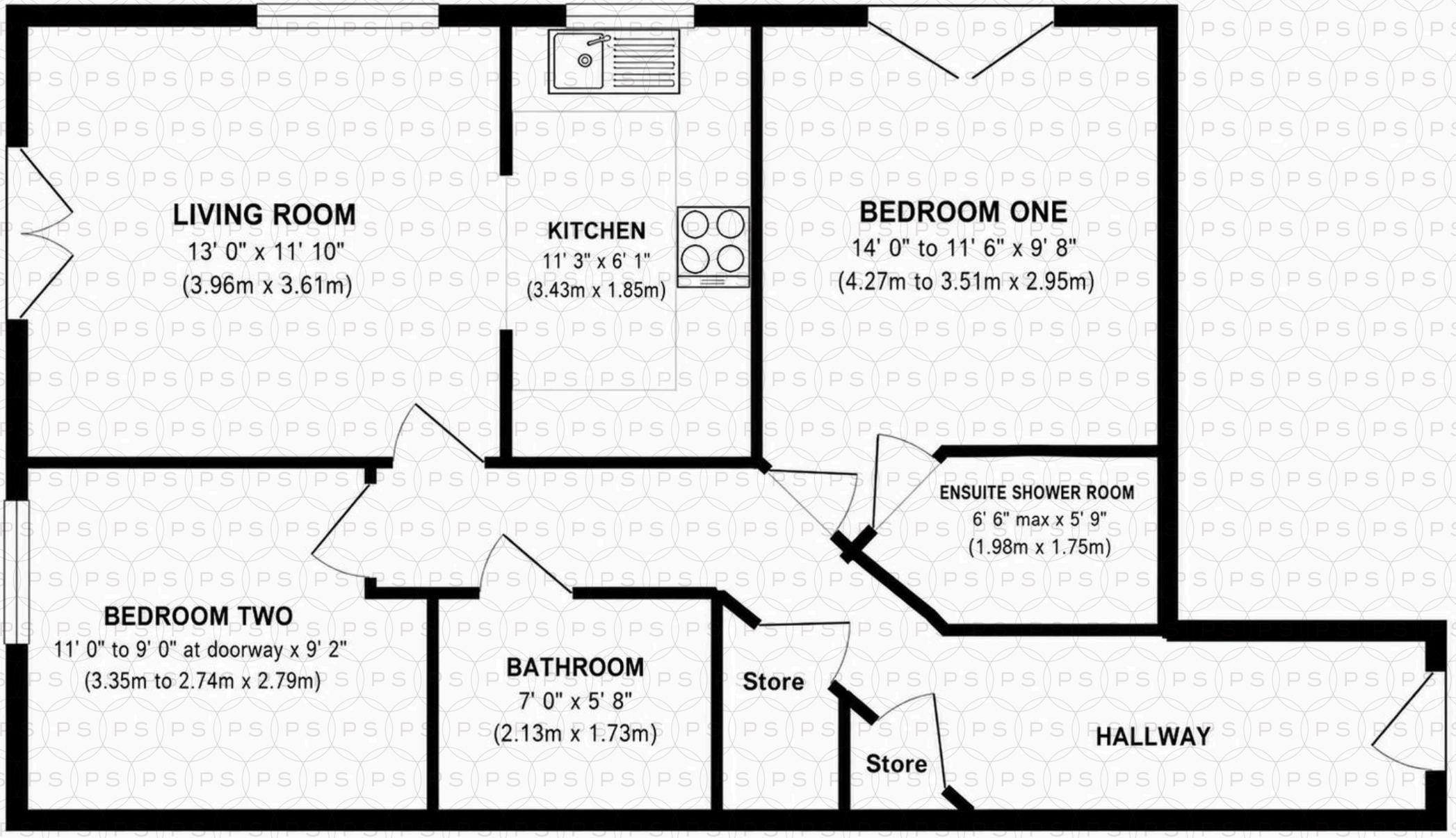
LOCATION

Well positioned for day to day convenience, a butcher, convenience store and hardware store are all close by on a level walk, with a bus stop outside. Whitecliff Recreation Ground, Lilliput Village, local schooling and Poole Harbour are also nearby.








LIVING ROOM
13' 0" x 11' 10"
(3.96m x 3.61m)
KITCHEN
11' 3" x 6' 1"
(3.43m x 1.85m)
BEDROOM ONE
14' 0" to 11' 6" x 9' 8"
(4.27m to 3.51m x 2.95m)
ENSUITE SHOWER ROOM
6' 6" max x 5' 9"
(1.98m x 1.75m)
BEDROOM TWO
11' 0" to 9' 0" at doorway x 9' 2"
(3.35m to 2.74m x 2.79m)
BATHROOM
7' 0" x 5' 8"
(2.13m x 1.73m)
Store
Store
HALLWAY



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