

**FOR SALE**



**Mariners Gate, 50a High Street, Poole**  
**£175,000**

  
**MARTIN&CO**

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50a High Street, Poole**  
£175,000

- POOLE HIGH STREET
- no forward chain
- service charge £1450pa
- ground rent £175 pa
- Council tax band 'C' = £1731
- Extra height ceilings!
- 107 years on the lease

**POOLE TOWN CENTRE!** This two bedroomed apartment would be an ideal first home, or perfect as a weekender for any keen sailors or walkers! Close to Poole Quay & both Whitecliff & Baiter Park, this apartment is full of character & charm, with views across the rooftops of the town!



**ENTRANCE HALL** Inset spotlights, large cupboard with shelving, secure entry phone, wall mounted heater.

**LIVING ROOM** 14' 7" x 12' 0" (4.45m x 3.66m) Inset spotlights, two windows to front aspect with secondary double glazing. Wall mounted heater.

**KITCHEN** 10' 9" x 5' 4" (3.28m x 1.64m) Inset spotlights, range of wall & base units with worktop over & tiled splashbacks. Stainless steel cooker hood, electric hob & oven beneath. Integrated fridge & freezer, space & plumbing for washer/dryer.

**MASTER BEDROOM** 13' 10" x 12' 0" (4.23m x 3.67m) Inset spotlights, window to front aspect with secondary double glazing, built in large storage cupboard. Wall mounted heater.

**BEDROOM** 12' 4" x 7' 4" (3.77m x 2.26m) Ceiling light, feature triangular shaped window to front aspect. Built in cupboard housing the hot water tank, wall mounted heater.

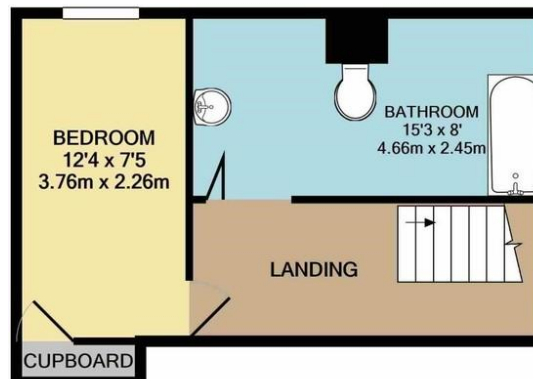
**BATHROOM** Inset spotlights, extractor fan & shaver point. Mainly tiled, the suite includes a bath with shower over, toilet, basin & heated towel rail style radiator.

**AGENTS NOTE** As the second bedroom & bathroom are in the eaves of this lovely period home, please note the ceiling height is restricted in the corners of the rooms.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			82
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		4.5	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	





## Martin & Co Poole

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**Accuracy:** 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. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** 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.