

**21 Lagland Court,  
Lagland Street, Poole, BH15 1RS**

**£200,000  
Leasehold**

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**A rare opportunity to acquire an immaculate three bedroom flat conveniently situated within a few minutes' walk of the High Street and Poole Quay. The property offers extremely light and spacious accommodation comprising hallway, lounge/dining room with access onto a south facing balcony, fitted kitchen, three bedrooms and a family bathroom. Other features include double glazing, communal gardens, secure bike storage and a private shed. An ideal first time buy or buy to let with early viewing highly recommended.**



**APPROACH** A secure communal front door opens into:

**ENTRANCE FOYER** Lift and stairs to all floors, Flat 21 is on the second floor

**COMPOSITE MULTI-POINT LOCKING FRONT DOOR** Which opens into:

**ENTRANCE HALL** Laminate flooring, built in full height storage cupboard with fitted shelving

**CLOAKROOM** Low flush WC, wall mounted corner wash hand basin, chrome ladder style heated towel rail, extractor fan, small UPVC double glazed window

**LOUNGE/DINING ROOM** 16' 5" x 12' (5m x 3.66m) A UPVC double glazed rear aspect window with matching door which opens onto a south facing balcony, laminate flooring, wall mounted electric storage heater, ample space for a dining table

**KITCHEN** 12' x 6' 8" (3.66m x 2.03m) Fitted with a range of units comprising of base and wall mounted drawers and cupboards with complimentary worksurface areas having ceramic tiled splashbacks, stainless steel sink unit with chrome swan neck mixer tap, integrated fridge and freezer, space and plumbing for automatic washing machine, space for electric cooker, UPVC double glazed front aspect window, full height cupboard housing hot water cylinder, laminate flooring

**BEDROOM 1** 12' 3" x 10' 9" (3.73m x 3.28m) UPVC double glazed rear aspect window, wall mounted electric heater

**BEDROOM 2** 12' 3" x 8' 9" (3.73m x 2.67m) UPVC double glazed rear aspect window, wall mounted electric radiator, laminate flooring

**BEDROOM 3** 10' 5" x 6' 4" (3.18m x 1.93m) UPVC double glazed side aspect window, wall mounted electric heater

**BATHROOM** Fitted with a white suite comprising panelled bath with wall mounted electric shower, rail and curtain, inset wash hand basin with cupboard beneath, fully ceramic tiled walls, UPVC double glazed front aspect window, extractor fan, heated towel rail

**OUTSIDE** The property has the benefit of communal gardens, drying room, bike storage and a private brick built storage shed.



**LEASE INFORMATION** We are informed by the vendor that the property is held on a 125 Years from 1988. We are advised that sub-letting and pets are permitted at the property.

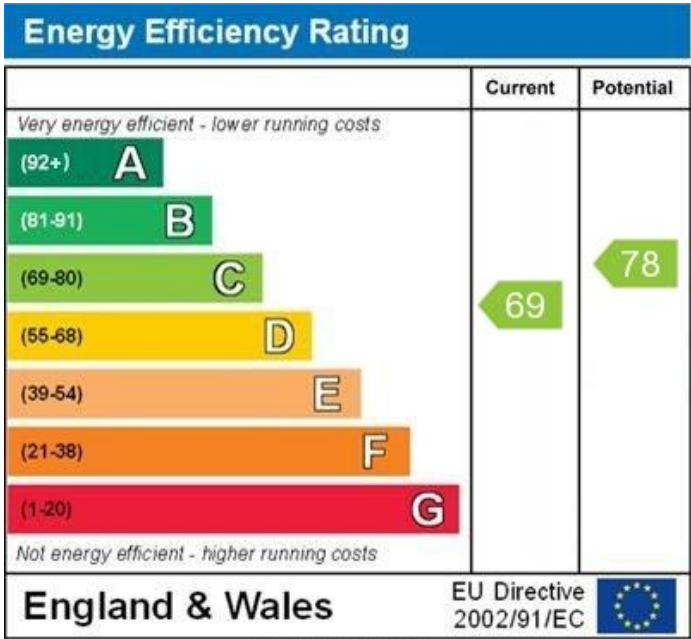
**GROUND RENT** Ground Rent: Peppercorn

**SERVICE CHARGE** Approximately £650 p.a.

**COUNCIL TAX BAND 'B'** This information has been supplied by Bournemouth, Christchurch and Poole Council, and we would suggest you verify this information prior to purchase.

**Consumer Protection from Unfair Trading Regulations 2008.** 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. Items shown in photographs 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.

**Ref: 14973**







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