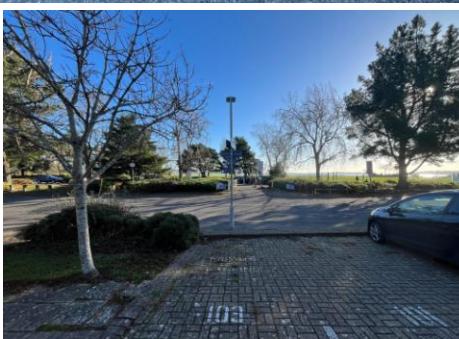


**100 Catalina Drive, Baiter Park, Poole,  
BH15 1TQ**

**£175,000  
Leasehold**



Set in the superb location of Baiter Park across the road from Poole Harbour lies this purpose built ground floor apartment. The accommodation comprises of an entrance hallway, lounge/dining room which leads out on to a private patio which provides views of Baiter, the Harbour and Brownsea Island, kitchen with storage, good size double bedroom and bathroom. There is UPVC double glazing, gas fired central heating, a storage cupboard located in the communal hallway and an allocated off road parking space. The property is also within close proximity to Poole Park, the Quay and Whitecliff Harbourside Park and it is offered with no forward chain.

**STORM PORCH** With external communal bin store leads up to:

**COMMUNAL WOODEN DOOR** With wall mounted security phone entry system to the side, this then leads through to:

**COMMUNAL HALLWAY** As you approach the personal front entrance door in to the apartment, there is a good size understairs storage cupboard conveyed with the property located in the building under the stairs. Personal entrance door with spyhole which leads through to:

**ENTRANCE HALLWAY** Smooth set ceiling, light point, smoke detector, cupboard housing the electric consumer unit, wall mounted security entry phone system, wood effect laminate flooring, doors then lead off to:

**LOUNGE/DINING ROOM** 15' 4" x 10' 6" (4.67m x 3.2m) Coved and smooth set ceiling, light point, radiator, telephone and two TV points, space for table and chairs, door way leads through to the kitchen and a double glazed sliding patio door leads out onto the:

**PRIVATE PATIO** Suitable for outside dining/garden furniture which is laid out with patio slabs enclosed with wooden fencing and there is a wooden latch gate. From here there is a view over Baiter Park, Poole Harbour and Brownsea Island beyond.

**KITCHEN** 9' 7" x 6' (2.92m x 1.83m) Comprising of a range of white fronted wall and base units to include matching drawers, stainless steel circular drainer sink with mixer tap, square edge worksurfaces, integrated four ring gas hob with extractor canopy above, fan assisted oven and grill below, wall mounted Vaillant boiler, brick effect part tiled walls, space for free standing appliances to include under counter fridge, slimline dishwasher and washing machine, chrome ladder style towel rail, two storage cupboards with shelving and radiator in one of them, smooth set ceiling, light point, UPVC double glazed window, tile effect floor.

**BEDROOM** 13' 1" x 9' 4" (3.99m x 2.84m) Smooth set ceiling, UPVC double glazed window, radiator, ample space for fitted or free standing bedroom furniture, wood effect laminate flooring.

**BATHROOM** 6' 8" x 5' 8" (2.03m x 1.73m) Comprising of a white three piece suite to include panel enclosed bath with mixer tap, shower attachment, low flush push button WC, pedestal wash hand basin with mixer tap, glass fronted storage cabinet above, extractor fan, tiled walls, chrome ladder style towel rail, smooth set ceiling, light point, tiled floor.

**OUTSIDE** We have been informed that there is an allocated off road parking space conveyed with the property.



**TENURE LEASEHOLD** 999 years from 1990. We understand that sub-letting is permitted.

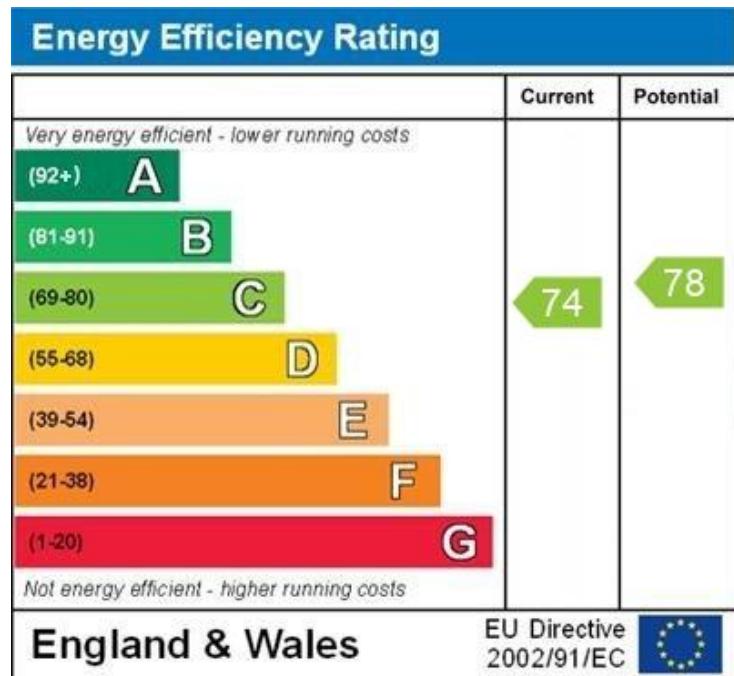
**GROUND RENT** TBC

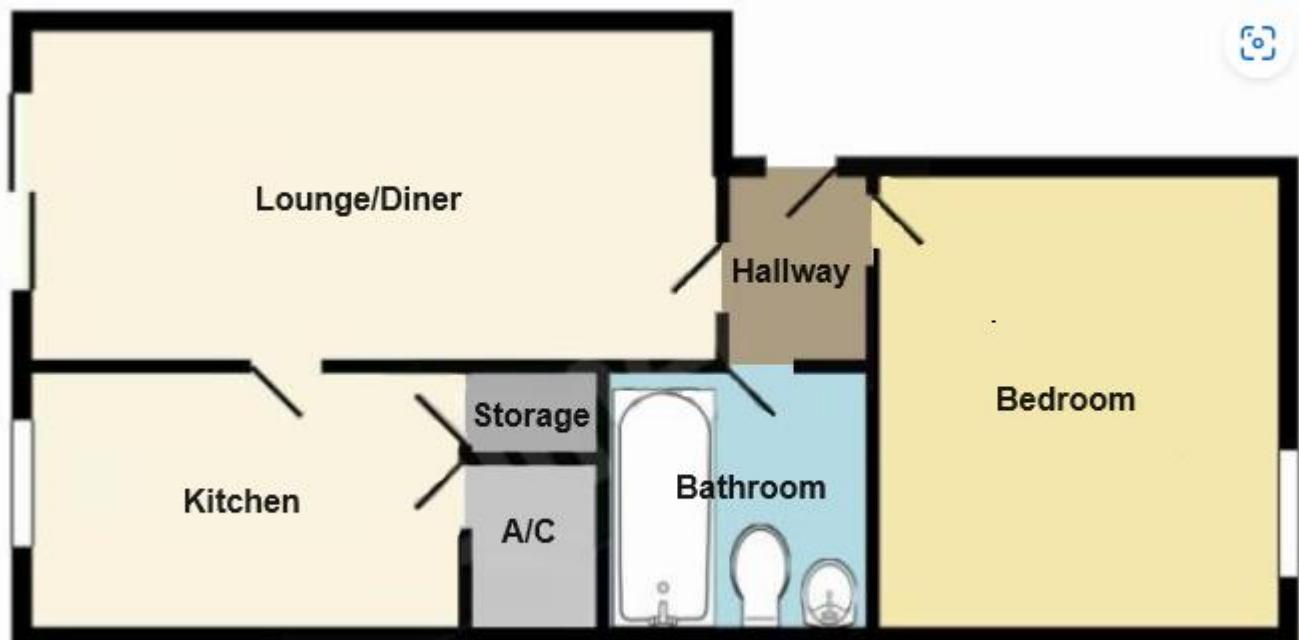
**SERVICE CHARGE** We are informed by the vendor that this is £590 p.a.

**AGENTS' NOTE** We would recommend that any information contained in these property details be verified by your legal representative prior to purchase.

**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: 15350**





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