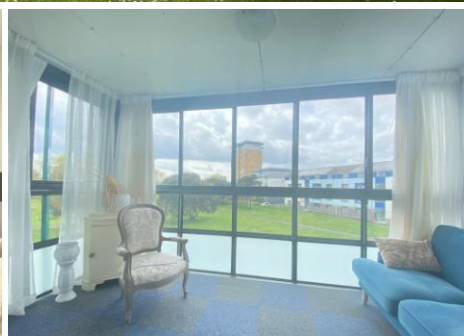


**72 Sterte Court,
Sterte Close, Poole, BH15 2AX**

**£149,950
Leasehold**



A one double bedroom second floor apartment forming part of a purpose built block set with attractive and well tended communal gardens and enjoys partial views towards Holes Bay. The property is presented in lovely condition throughout having been updated in recent years and comprises hallway, sitting room, sun lounge, modern fitted kitchen, double bedroom and a contemporary bathroom. Offered for sale with vacant possession.

LOCATION The property is situated on the edge of the inner harbour and to the front of the block are dedicated pedestrian and cycle paths giving access to Upton Country Park, Poole Quay, Poole town centre and railway station.

ACCESS VIA A SECURE COMMUNAL FRONT DOOR Which opens into:

COMMUNAL LOBBY With lift and stairs giving access to all floors, number 72 can be found on the second floor.

FRONT DOOR Opens into:

ENTRANCE HALLWAY Entry phone, built in full height cupboard housing the hot water cylinder

LOUNGE 12' 10" x 12' 3" (3.91m x 3.73m) Wall mounted electric radiator, sliding double glazed door to:

SUN ROOM 14' x 7' (4.27m x 2.13m) Triple aspect floor to ceiling part fixed and opening windows with partial views towards Holes Bay and the Purbeck Hills beyond.

KITCHEN 8' 10" x 7' 10" (2.69m x 2.39m) Fitted with a range of modern high gloss units comprising base and wall mounted drawers and cupboards with complementary roll top worksurface areas having ceramic tiled splashbacks, one and a half bowl single drainer stainless steel sink unit with chrome swan neck mixer tap, stainless steel electric oven with four ring ceramic hob and extractor hood above, space and plumbing for an automatic washing machine, space for free standing fridge/freezer, built in larder cupboard with fitted shelving, double glazed side aspect window.

BEDROOM 12' 9" x 10' 3" (3.89m x 3.12m) Double glazed front aspect window.

BATHROOM Fitted with a modern white suite comprising panel enclosed bath with wall mounted Triton electric shower, rail and curtain, low flush WC, sink with mixer tap and storage drawers beneath, part ceramic tiled walls, extractor fan, wall mounted chrome ladder style heated towel rail.

TENURE Leasehold. 125 years from 1988.

GROUND RENT Peppercorn.



SERVICE CHARGE The service charge for the year 1st April 2024 to 31st March 2025 is £920.76 and the charges are quarterly with each quarterly charge being £230.19.

PARKING Parking is available by purchasing a residents permit from BCP council

COUNCIL TAX BAND 'A' 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.

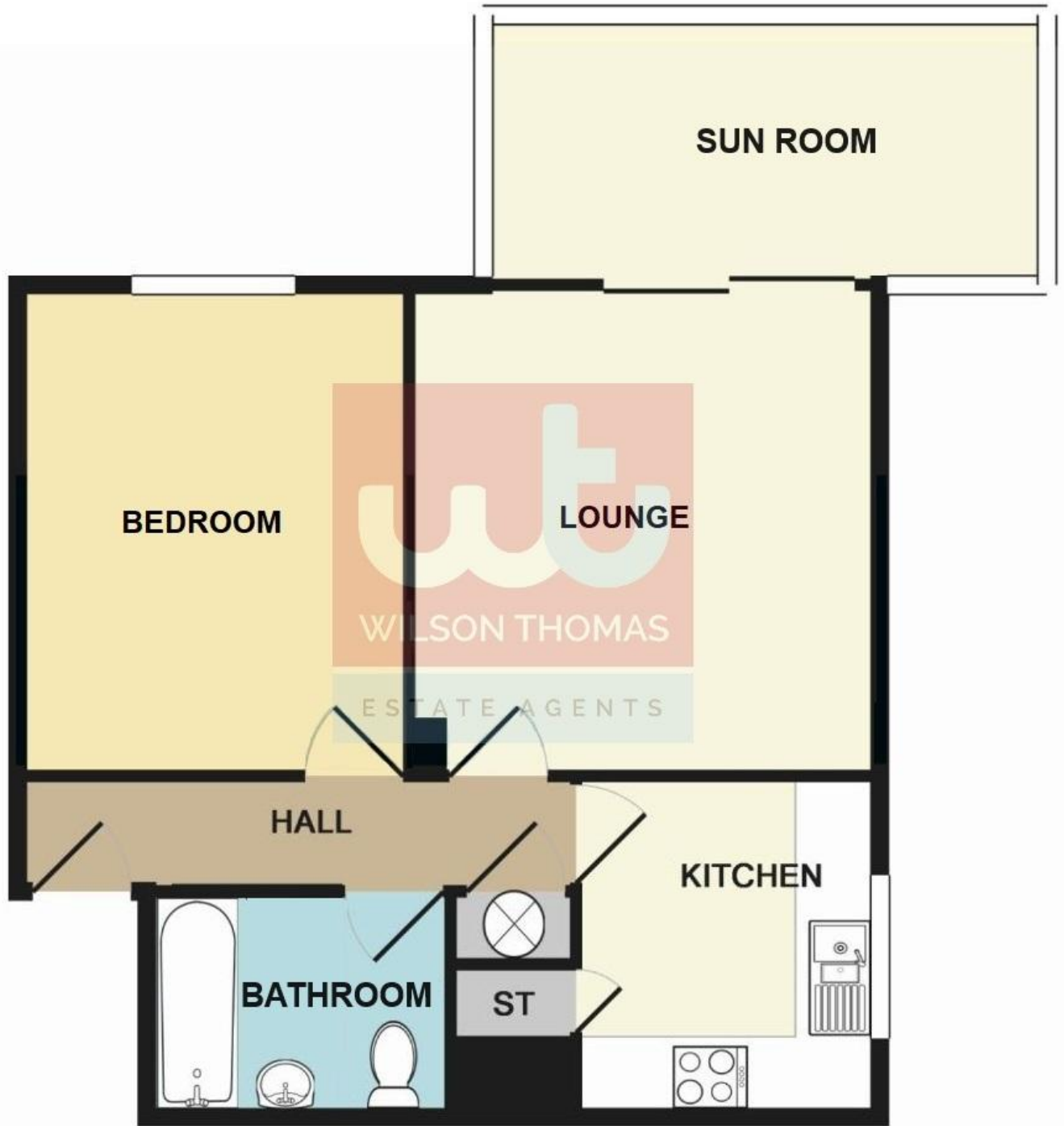
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		70
(55-68)	D		
(39-54)	E	39	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

WWW.EPC4U.COM





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