



## 1 Lander Close, Baiter Park, Poole BH15 1UL

Situated within a fantastic location lies this modern contemporary impeccably presented purpose-built ground floor apartment. There is light and airy open plan living space on offer with a view from the window of Poole Harbour. Outside there is a low maintenance front garden area, off road parking space, visitor parking spaces and the property is currently a very successful Airbnb.

**EPC:** TBC **Council Tax Band:** B **Price:** £220,000 Leasehold







## Key Features

- IMPECCABLY PRESENTED GROUND FLOOR APARTMENT
- ENTRANCE VESTIBULE
- OPEN PLAN LOUNGE & STYLISH MODERN FITTED KITCHEN
- DOUBLE BEDROOM
- SUPERB MODERN FITTED SHOWER ROOM
- BLOCK PAVED LOW MAINTENANCE FRONT GARDEN AREA
- OFF ROAD PARKING & VISITORS PARKING SPACES
- VIEW TOWARDS POOLE HARBOUR
- AIRBNB OPPORTUNITY
- EXCELLENT LOCATION

## The Property

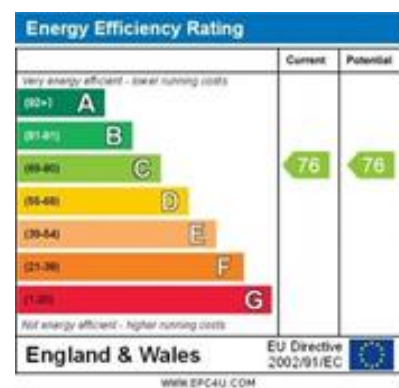
A private front entrance door leads in to the entrance vestibule with a door then leading in to the light and airy contemporary open plan lounge/kitchen. This room enjoys a sunny southerly aspect overlooking the front garden area and with a view towards Poole Harbour.

The inner hallway provides access to the double bedroom with wardrobe space and there is a superb modern shower room with mains operated walk in shower.

Outside there is a block paved low maintenance front garden suitable for external dining/garden furniture and to make the most of the Harbour view. To the front of this we have been informed that there is an allocated parking space along with visitors' parking spaces.

Our vendor has informed us that the apartment makes a very successful Airbnb with customers making the most of the fantastic location close to Baiter Park, Poole Park, excellent public transport, the Dolphin Shopping Centre and Poole Quay.

SPACE FOR FLOOR PLAN



All rooms have been measured with an electronic laser and are approximate measurements only. To comply with the Consumer Protection from Unfair Trading Regulations 2008, we clarify that none of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Wilson Thomas for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.

**Broadstone Office**  
 219 Lower Blandford Road, Broadstone, Dorset BH18 8DN  
 T: 01202 691122 E: broadstone@wilsonthomas.co.uk

**Lower Parkstone Office**  
 5 Bournemouth Road, Lower Parkstone, Poole, Dorset BH14 0EF  
 T: 01202 717771 E: lowerparkstone@wilsonthomas.co.uk

[www.wilsonthomas.co.uk](http://www.wilsonthomas.co.uk)

