



## 56 Sterte Esplanade, Poole BH15 2BA

A rare opportunity to obtain a wonderful spacious double bedroom converted ground floor character apartment conveniently situated a short level walk from the town centre, excellent public transport and amenities. There is a private section of garden accessed via the garden room, off road parking and the property owns the Freehold to the building.

**EPC: 68 Council Tax Band: B Price: £225,000 Freehold**

 **1**  **1**  **2**







## Key Features

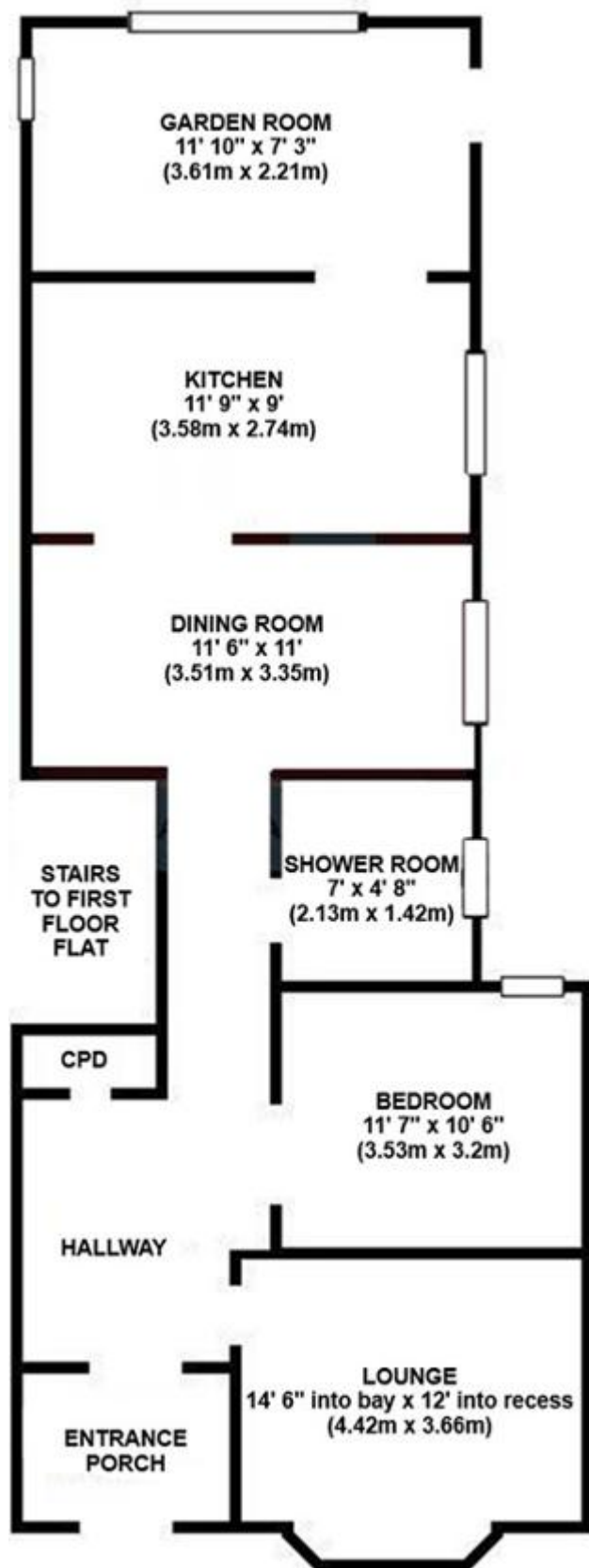
- SPACIOUS CONVERTED GROUND FLOOR APARTMENT WITH OWN ENTRANCE
- ENTRANCE HALLWAY
- COSY FRONT LOUNGE WITH BAY WINDOW OVERLOOKING THE GREEN
- GENEROUS SIZE MODERN FITTED KITCHEN
- DINING ROOM
- DOUBLE BEDROOM
- MODERN FITTED SHOWER ROOM
- GARDEN ROOM
- PRIVATE ALLOCATED GARDEN AREA
- OFF ROAD PARKING
- FREEHOLD – MAINTENANCE ON AN AS AND WHEN BASIS. GROUND RENT: N/A

## The Property

Upon entering there is a vestibule which then leads through to a good size welcoming entrance hallway. A door leads off to the front cosy light, bright and airy lounge with bay window, fitted window seat with storage below and there is a pleasant outlook over the green. Located behind is the double bedroom with ample space for fitted or free-standing bedroom furniture. A little further on you come to the stylish modern fitted shower room comprising of a white three-piece suit with a walk-in oversized shower cubicle. The separate dining room is a great feature with space for table and chairs, cupboard housing the gas boiler and there is a part glazed built in display cabinet. The impressive generous size kitchen has ample work surfaces and storage units

with under pelmet and ambient lighting above and below. There is complimenting brick effect tiled walls and a door then leads through to the garden room with picture windows to the side and rear aspects, tiled effect floor and a door leading out on to the private section of garden.

Outside to the front there is off road parking and a pathway down the side provides access into the rear garden. Initially there is plenty of space down the other side of the building which is part covered with a lean-to and this offers great potential for storage. Abutting the garden room is a hard standing area suitable for outside garden/dining furniture with the remainder of the garden being laid to lawn and it is enclosed with brick walling and close boarded fencing.



Energy Efficiency Rating		
Not energy efficient - higher running costs	Good	Excellent
92-100 A		
81-91 B		
69-80 C		
55-68 D	68	71
49-54 E		
45-48 F		
35-44 G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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)



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