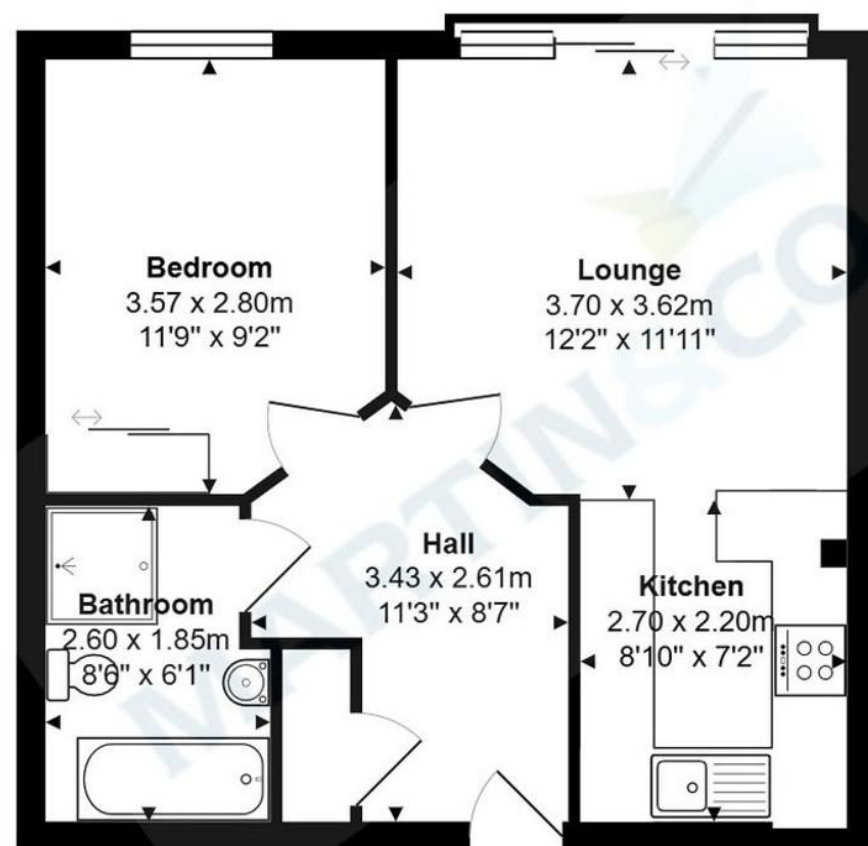


Property Location



Total Area: 41.4 m² ... 446 ft²

All measurements are approximate and for display purposes only

the Property
mbudsman

Accuracy: 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 including but not limited to carpets, fixtures and fittings 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. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one.

Sonic / Laser Tape: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** 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.



Dolphin Quays, The Quay

Guide Price £85,000



MARTIN&CO

37 Dolphin Quays Poole BH15 1HH

Key features:

- One Double Bedroom
- Open Plan Kitchen/ Lounge/ Diner
- Turn Key Investment Property with Tenant in Situ On Rolling AST
- Self Contained Modern Apartment
- Off Road Parking for 1 Car
- Modern Bathroom

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		

83 B	83 B
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Why you'll like it

One Bedroom Modern Apartment in Poole Quay BH15 - Turn Key Investment Property with Tenant in Situ Paying £950 PCM

Guide Price £100,000 to £150,000 * Buyers Premium Applies

For sale by unconditional online auction.

To review the legal documents and to view the auction information click on the buttons at the bottom of this advert or visit our website tcpa.co.uk

Town & Country Property Auctions in conjunction with Martin & Co Poole are delighted to offer For Sale by Public Auction this well presented turn key investment property with tenant in situ. The property is situated within the premier building on Poole Quay, Dolphin Quays. The building has many benefits including on site restaurants, bars and overlooking the stunning Poole Harbour. The property itself is a self contained one bedroom apartment with open plan living, modern kitchen and bathroom plus double bedroom with fitted wardrobe. The property also benefits from off road parking and the tenant has indicated that they would like to remain or they would be happy to vacate if notice is served.

The property will be entered into our 29th October auction which is held

online and starts at 10am. You must register to bid and download the legal pack.

PROPERTY FEATURES

- One Bedroom
- Open Plan Lounge/ Kitchen/ Diner
- 1 x Allocated Parking Space
- Council Tax Band: C
- Rental Value Per Month: £950 (Current Rent on Rolling AST)
- 28 Day Completion

ADDITIONAL INFORMATION

- Property Tenure: freehold, Leasehold
- Length of lease remaining: 104 Years
- Annual Ground Rent: £800
- Annual Service Charge: £3010

TENANCY INFORMATION

- Tenancy Term: Periodic
- Rent : £950 PCM
- Tenancy Type: AST
- Are the Tenants in Arrears: No

VIEWING ARRANGEMENTS

We will be holding viewing slots, please call us on .

The property is available for viewing immediately. Please contact Town & Country Property Auctions for more information and to register for the auction. The auction will be held online, and registration is now open.

Tenure
Leasehold

UNCONDITIONAL LOT Buyers Premium Applies Upon the fall of the hammer, the Purchaser shall pay a 5% deposit and a 5%+VAT (subject to a minimum of £6,500+VAT) buyers premium and contracts are

