



brown & kay

residential sales

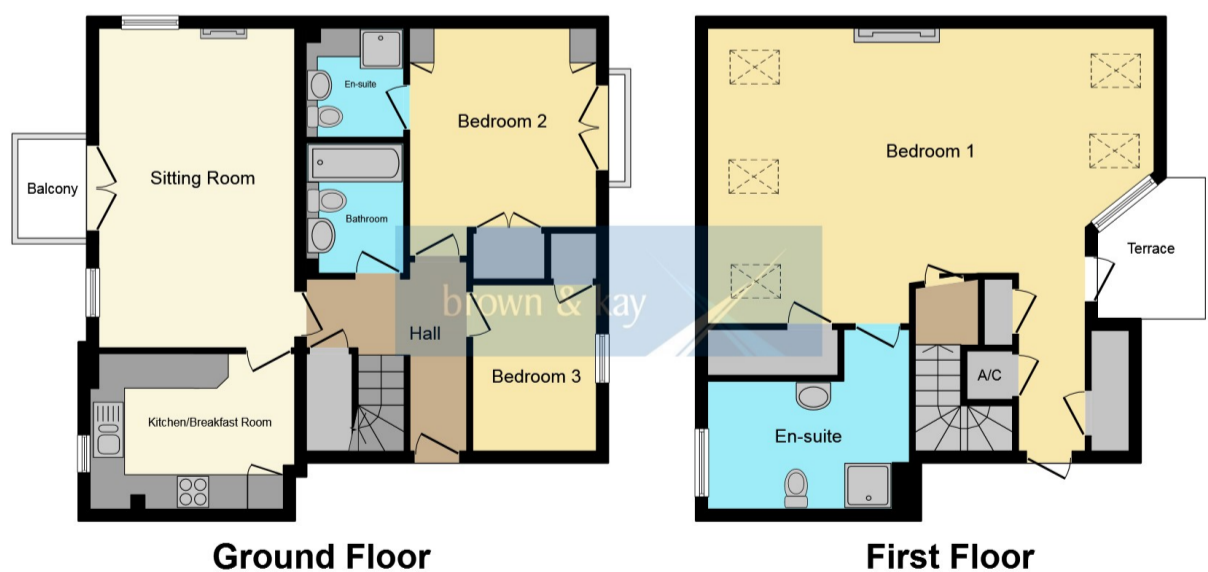
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	74	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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12 Barbers Wharf, Poole, Dorset BH15 1ZB

GUIDE PRICE £535,000

The Property

Brown and Kay are pleased to offer this beautifully presented two storey apartment offered for sale with no forward chain. The home enjoys super views over Poole Quay, home to the luxurious Sunseeker cruisers and has many benefits to include lounge with south facing balcony, fitted kitchen, two bedrooms with en-suite and further bathroom, and on the upper floor is a fantastic bedroom suite with en-suite and further balcony. Additionally, there is a parking space and a share of the freehold making this an opportunity not to be missed.

Barbers Wharf occupies a waterside location with fantastic views across Poole Quay and Sunseeker. Here you can stroll along and enjoy the many eateries as well as impressive views towards Brownsea Island, the famous beaches of Sandbanks are also close by. Poole town centre which provides a whole range of shopping amenities is within walking distance as is the bus depot and main line rail station.

COMMUNAL ENTRANCE HALL

Lift and stairs, the apartment is entered on the third floor.

ENTRANCE HALL

Stairs with turn to the upper floor.

LOUNGE

18' 3" x 11' 7" (5.56m x 3.53m) French door on to the balcony with great views over Poole Quay, radiator, door to kitchen.

BALCONY

Enjoying fantastic views with southerly aspect.

KITCHEN

12' 0" x 8' 11" (3.66m x 2.72m) Fitted with a range of units with work surfaces over, to include built in oven and hob.

BEDROOM TWO

11' 7" x 10' 8" (3.53m x 3.25m) French doors opening to the Juliet balcony, radiator, door to en-suite.

EN-SUITE SHOWER ROOM

Suite comprising shower cubicle, w.c. and wash hand basin.

BEDROOM THREE

9' 5" x 9' 5" (2.87m x 2.87m) UPVC double glazed window, radiator.

FAMILY BATHROOM

Suite comprising panelled bath, w.c. and wash hand basin.

UPPER FLOOR

Stairs from the entrance lead to upper landing.

BEDROOM ONE/RECEPTION ROOM

21' 7" x 16' 11" (6.58m x 5.16m) Stunning bedroom suite with front and rear aspect velux windows, feature glazing, fitted wardrobe, doors to balcony and en-suite shower room.

EN-SUITE SHOWER ROOM

Suite comprising shower cubicle, wash hand basin and w.c.

BALCONY

With outlook.

PARKING SPACE

One parking space is conveyed with the apartment.

TENURE - SHARE OF FREEHOLD

Length of Lease - 999 years, years remaining to be confirmed

Maintenance - £2,000.00 per annum

COUNCIL TAX - BAND D