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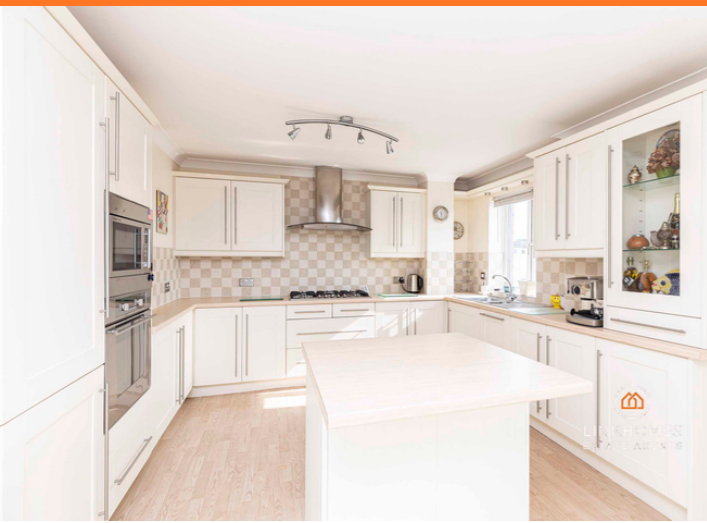
**6 Barbers Wharf, Poole, Dorset, BH15 1ZB**  
**Guide Price £350,000**

**\*\* HARBOUR VIEWS \*\*** Link Homes Estate Agents are delighted to offer this beautifully presented four-bedroom split level apartment in a secure gated development situated in the ever-popular location of Poole Quay. This apartment offers an array of fine features, few of which includes an open plan kitchen/living room with a balcony that boasts views across Poole Harbour, bedroom one offers an en-suite and terrace balcony, fitted wardrobes and office space, bedroom two benefits from an en-suite, dressing room and Juliet balcony, ample storage through-out, almost 1500 square feet of living accommodation, an allocated parking space and a share of the freehold. An internal viewing is an absolute must to fully appreciate this fine apartment being offered in a truly great location.

‘Barbers Wharf’ is situated within Europe’s largest Natural Harbour with the waterfront being only a few hundred meters away. Along the waterfront, there are accessible coastal walking/cycling paths that run along the coastline that can take you to multiple locations such as, Poole Quay, Hamworthy, Baiter Park, Whitecliff and Salterns Marina. Within a short walking distance from Barber’s Wharf, you will find Poole High Street and Poole Dolphin Shopping Centre alongside local shops, restaurants, banks and other useful amenities. It’s useful to note that Poole Bus Station and Poole Train Station are within close proximity, perfect for daily commutes. Only a short drive away is Sandbanks and its award-winning blue flag sandy beaches that go with it!

The mention of any appliances and/or services within these Sales Particulars does not imply that they are in full and efficient working order. All measurements have been taken using a sonic tape measure or laser distance meter and therefore may be subject to a small margin of error. Whilst we endeavour to make our Sales Particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance.





### Third Floor

### Ground Floor

#### Entrance Hallway

Coved and smooth set ceiling, ceiling light, smoke alarm, emergency light, video entry phone system, radiator, power points, carpeted flooring, under the stairs cupboard with the consumer unit enclosed, staircase to the first floor and additional storage cupboard.

#### Open Plan Kitchen/Lounge

Coved and smooth set ceiling, ceiling light, wall and base mounted units, tiled splash back, UPVC double glazed window to the side aspect, one and a half stainless steel sink with drainer, integrated dishwasher, integrated long-line fridge/freezer, integrated 'Russell Hobbs' microwave, integrated 'CDA' oven, 'CDA' five point gas hob with stainless steel extractor fan above, power points, island, laminate flooring, two ceiling lights with fan, UPVC double glazed window to the front aspect with Harbour views, UPVC double glazed window to the side aspect, UPVC double glazed French doors opening onto the balcony, television point, carpeted flooring, wall thermostat and two radiators.

#### Bedroom One

Coved and smooth set ceiling, ceiling light, smoke alarm, wall lights, carpeted flooring, power points, built-in wardrobes, UPVC double glazed French door opening onto a Juliet balcony, en-suite shower room and a dressing room.

#### Dressing Room

Coved and smooth set ceiling, ceiling light, UPVC double glazed window to the side aspect, built-in wardrobes, carpeted flooring, radiator and power points.

#### En-Suite Shower Room

Coved and smooth set ceiling, ceiling light, extractor fan, a toilet, pedestal sink, enclosed electric shower, wall mounted mirrored cabinet, part tiled walls, carpeted flooring, radiator and light above the sink with shaving point.

#### Bedroom Two

Coved and smooth set ceiling, ceiling light, UPVC double glazed window to the side aspect, built-in wardrobe, power points, radiator and carpeted flooring.

#### Bedroom Three

Coved and smooth set ceiling, ceiling light, loft hatch, UPVC double glazed window to the side aspect, radiator, carpeted flooring and power points.



#### Bathroom

Coved and smooth set ceiling, extractor fan, ceiling light, panelled bath with shower head above, part tiled walls, a toilet, pedestal sink, light with shaving point, wall mounted mirrored cabinet, radiator and carpeted flooring.

### First Floor

#### Bedroom

Coved and smooth set ceiling, downlights, five Velux windows to the side aspects, power points, electric heating system, wall thermostat, carpeted flooring, UPVC doubled glazed French doors opening onto the balcony, built-in storage cupboard with plumbing for a washing machine and power points and an additional storage cupboard with the boiler enclosed.

#### Bathroom

Coved and smooth set ceiling, a downlight, extractor fan, loft hatch, heated towel rail, pedestal sink, built-in storage cupboards, wall mounted mirrored cabinet, additional storage cupboard with shelving, carpeted flooring, part tiled walls and a single enclosed shower.

### Agents Notes

#### Outside

#### Parking

Allocated parking space and visitor spaces.

#### Agents Notes

Tenure: Share of Freehold  
 Lease Length: 999 years from 24 June 1990  
 EPC Rating: C  
 Council Tax Band: E - Approximately £2,625.02 per annum.  
 Ground Rent: Peppercorn  
 Rentals are permitted.  
 Holiday lets are not permitted.  
 Pets are not permitted.  
 Service Charge: £2377.57 per annum.  
 Management Company: Castleford Management

### Stamp Duty

#### Useful Information

First Time Buyer: £0  
 Moving Home: £5,000  
 Additional Property: £22,500