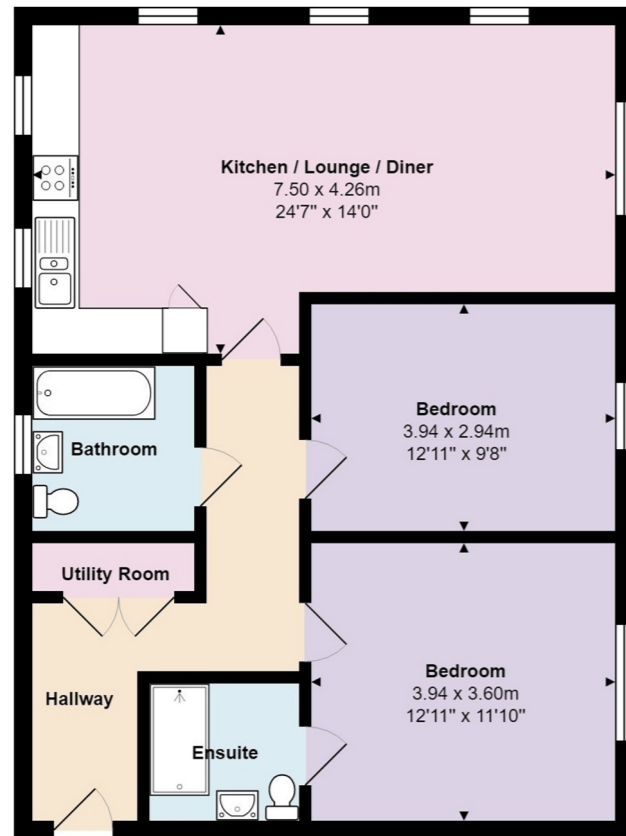




LINKHOMES
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Total Area: 78.0 m² ... 840 ft²
All measurements are approximate and for display purposes only



Flat 9 Jefferson Avenue, Poole, Dorset, BH15 4FN
Guide Price £250,000

**** SEA VIEWS OVERLOOKING POOLE QUAY ** ** NO FORWARD CHAIN **** Link Homes Estate Agents are excited to offer to the market this beautifully kept two double bedroom apartment positioned in the desirable Hamworthy, Poole location. This third floor apartment bursting with natural sunlight boasts many inviting features few of which includes an en-suite shower room to bedroom one, open plan living space with a Juliet balcony, a double door utility cupboard, a video phone entry system, a modern kitchen with integrated appliances, an allocated off road parking space, almost 850 square feet of living accommodation and the eye catching sea views. **** HOLIDAY LETS ARE ALSO PERMITTED **** An internal viewing is highly recommended to avoid disappointment.

Jefferson Avenue sits centrally between Hamworthy Park, Poole Quay and Hamworthy Beach. The Quay offers a range of attractions such as cafes, restaurants, pubs, boat trips to Brownsea Island, The Quayside Local History Museum and many other convenient attractions. Just beyond the Quay is the High Street and the much loved Baiter Bark which is great for dog walking. A short drive away is Bournemouth with its award winning sandy beaches.

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

Entrance Hallway:

Smooth set ceiling, downlights, a smoke alarm, a UPVC double glazed window to the side aspect, laminate flooring, a radiator, front wooden door to the front aspect opening onto the communal hallway, power points, a phone entry system, a double door utility cupboard which has laminate flooring, plumbing for a washing machine, consumer units and meters enclosed.

Living Room:

Smooth set ceiling, ceiling lights, a UPVC double glazed window to the rear aspect, UPVC double glazed Juliet balcony to the side aspect with sea views towards Poole Harbour, laminate flooring, a radiator, power points and a television point.

Kitchen:

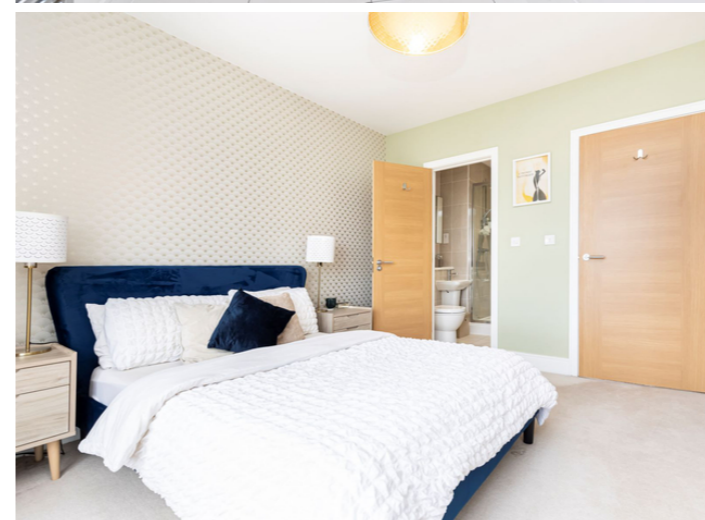
Smooth set ceiling, downlights, an extractor fan, a smoke alarm, a carbon monoxide alarm, laminate flooring, dual aspect UPVC double glazed windows to the rear and side, wall and base fitted soft closing units, enclosed combination boiler, an integrated dishwasher, an integrated oven, a four-point electric hob with a stainless-steel splash back and extractor fan above, a longline fridge and freezer, one and a half bowl stainless steel sink with drainer and power points.

Bedroom One:

Smooth set ceiling, ceiling light, UPVC double glazed window to the side aspect with sea views towards Poole Harbour, carpeted flooring, a radiator, power points and an en-suite shower room.

En-Suite Shower Room:

Smooth set ceiling, downlights, extractor fan, tiled flooring, part tiled walls, a semi-pedestal sink, shaving point, a toilet, a stainless-steel heated towel rail and a double enclosed shower.



Bedroom Two:

A smooth set ceiling, ceiling light, UPVC double glazed window to the side aspect with sea views towards Poole Harbour, carpeted flooring, a radiator and power points.

Bathroom:

Smooth set ceiling, downlights, extractor fan, UPVC double glazed frosted windows to the side aspect, tiled flooring, part tiled walls, panelled bath with a shower head above, a semi-pedestal sink, a shaving point, a toilet and a stainless-steel heated towel rail.

Outside

Parking:

An allocated off road parking space with many visitors spaces in close proximity.

Agents Notes

Useful Information:

Tenure: Leasehold.

Lease Length: 150 years from January 2017, approximately 144 years remaining.

Service Charges: Approximately £1,600 per annum (buildings insurance included).

Ground Rent: £300 per annum.

Management Company: Ringley.

EPC Rating: B

Council Tax Band: C- £1,909.11

Lift: There isn't a lift.

Rentals: Both long term rentals and holiday lets are permitted.

Stamp Duty:

First Time Buyer: £0

Moving Home: £0

Additional Property: £7,500