

9 Adams House, Adams Close, Hamworthy, Poole, Dorset, BH15 4FA



HEARNES

WHERE SERVICE COUNTS

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Leasehold Guide Price £230,000

A very well presented, 2 double bedroom first floor apartment set in the Carters Quay development in Poole. Adams House forms part of this development, built in 2016 and set within 500 metres of both the town centre and Hamworthy with its beach and park. The apartment has been well cared for and offers a large open plan reception space with living/dining/kitchen spaces as well as a Juliet balcony with distant views towards Poole Quay. The property also offers an ensuite shower room, fully fitted kitchen with premium appliances, large storage cupboard, double glazing and gas central heating. There is a private under cover parking space and further visitor parking.

- First floor and modern 2 double bedroom apartment built in 2016
- Open plan kitchen/dining day/room, with Juliet balcony
- Modern kitchen to include sleek wood effect handleless units with worktops above, fan oven, electric hob with extractor above, integral dishwasher and fridge/freezer
- Bedroom one has fitted wardrobes and a contemporary ensuite shower room
- Fully tiled and quality family bathroom to include bath with shower above, wash hand basin and wc
- Large storeroom with plumbing for washing machine
- Gas central heating and double glazing throughout
- Private undercover parking space no 71, with lighting and ample additional permit visitor spaces
- Secure Entryphone system and immaculately kept communal areas
- Pets allowed with permission from managing agent
- Secure bike store and children's play area within the development

Carters Quay is located just over the bridge from Poole Quay, close to Poole Harbour and Hamworthy Park with its fabulous parkland and sandy beach. The quay buzzes with lively cafes, bars, and restaurants, while Poole Town Centre is just a 14-minute stroll. Upton Country Park is a 15 minute drive away offering beautiful walks and parks. Location is everything!

Tenure: Leasehold 125 years remaining from 2016

Maintenance charges: Approximately £974.21 per 6 months – includes weekly communal cleaning, gardening, building insurance, managing agent fees and general maintenance of the communal areas

Ground Rent: Approximately £300 per annum

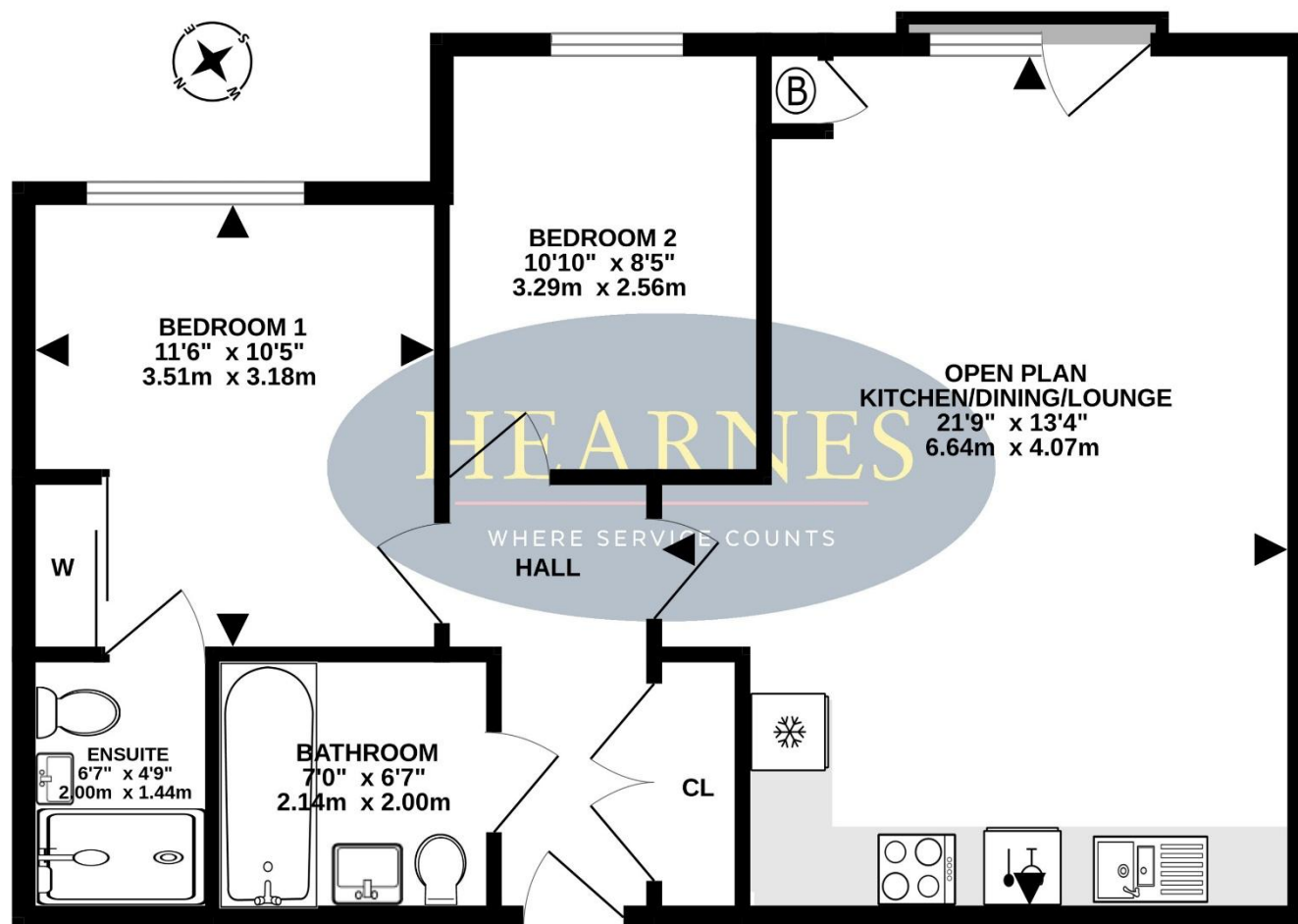
COUNCIL TAX BAND: C

EPC RATING: B

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



FIRST FLOOR
654 sq.ft. (60.8 sq.m.) approx.



TOTAL FLOOR AREA : 654 sq.ft. (60.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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