



HEARNES

WHERE SERVICE COUNTS

**Flat 11, 23 Jefferson Avenue Hamworthy,
Poole, Dorset, BH15 4FN**

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LEASEHOLD PRICE £270,000

Built in 2018 is this stunning top floor (3rd floor) 2 double bedroom, 2 bathroom apartment with uninterrupted sea views overlooking Holes Bay and being moments away from Hamworthy Beach and Poole Quay. Can be sold fully furnished, the accommodation comprises of a very spacious and multifunctional open plan kitchen/dining room with a Juliet balcony, ensuite shower room in master bedroom, modern family bathroom and large utility store cupboard. Other benefits include a private allocated parking space, bike store, secure Entryphone system, gas central heating and double glazing. Holiday lets are permitted in this block so it would be excellent investment opportunity or second home.

- 2 double bedroom top floor (3rd floor) apartment built in 2018 which can be sold fully furnished
- Holiday lets/Airbnb's permitted with an approx. 10.3% annual gross yield return!
- Generously sized open-plan kitchen/dining/day room featuring a Juliet balcony with stunning views across Holes Bay, Twin Sails Bridge, and beyond. The kitchen is fitted with sleek white gloss units and worktops, complete with integrated appliances including a fan oven with electric hob and extractor, dishwasher, and fridge/freezer
- Master bedroom with fitted wardrobes and modern ensuite shower room
- Contemporary bathroom with shower over bath, wash hand basin and wc
- Large hallway store cupboard with plumbing for washing machine
- Laminate flooring throughout hallway and living space
- Private allocated parking space
- Double glazing and gas central heating throughout
- Bike store and use of communal garden and play area
- Pets allowed with permission from managing agent
- Set on the peninsular of the Carters Quay development and was completed in 2018, overlooking Poole harbour and Holes Bay and set over 3 floors with 11 flats in total with a contemporary carpeted stairway access and security video entry system
- No forward chain!

Set just over the bridge from Poole Quay, close to Poole Harbour and Hamworthy Park with its 26 acres of fabulous parkland and lovely beach. On the Quay there are plenty of cafes, bars, and restaurants, and always some form of entertainment on offer. There are boat cruises to Brownsea island, around the Harbour and Arne Bay. Also, within half a mile is the Condor ferry with regular crossings to the Channel Islands. The property is within half a mile of the train station.

Term of Lease: 150 years from 2017
 Maintenance Charges: Approximately £100 Per Month
 Ground Rent: Approximately £250 Per Annum
 NB: There is no lift in the building

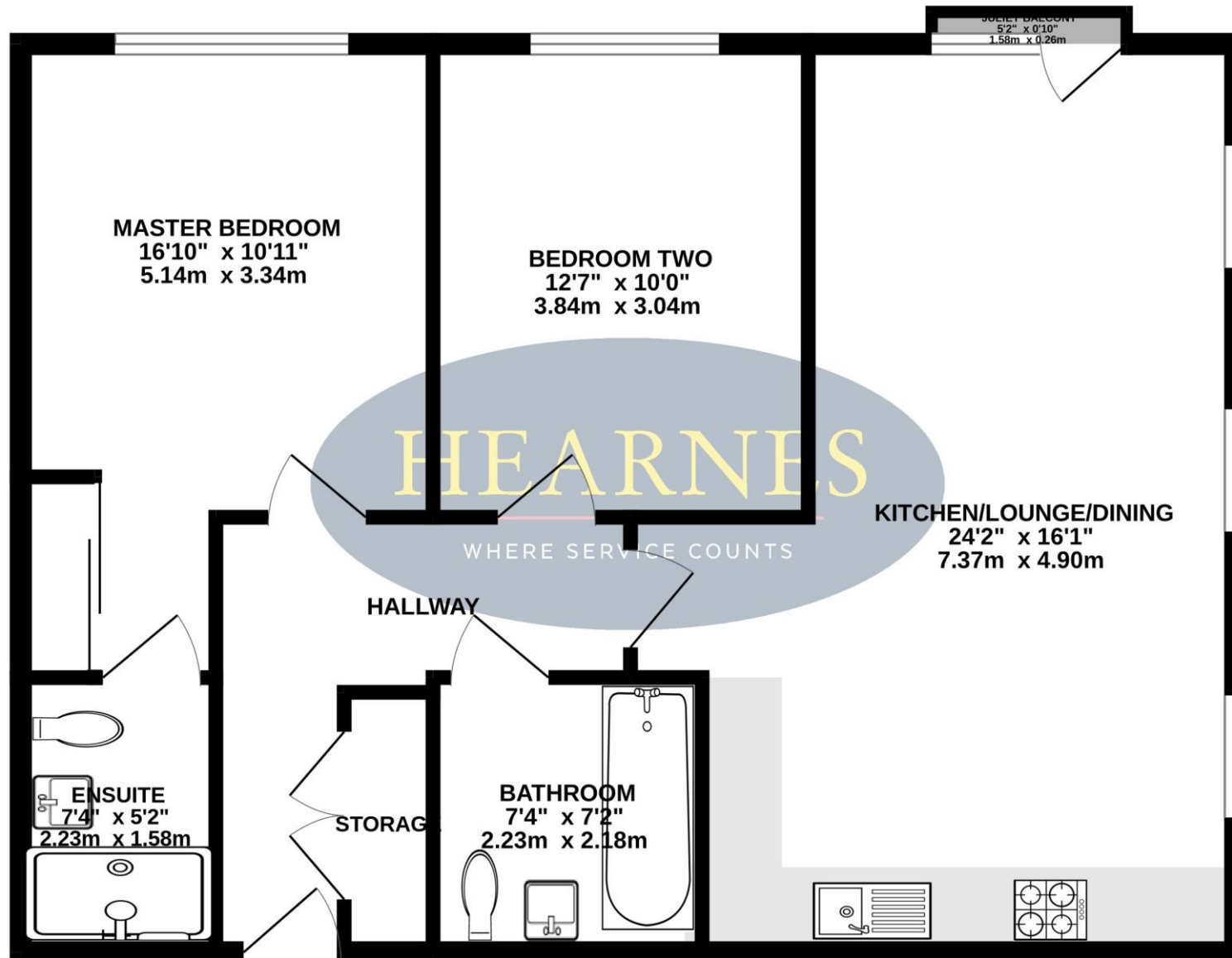
COUNCIL TAX BAND: B

EPC RATE: B





TOP FLOOR
781 sq.ft. (72.5 sq.m.) approx.







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www.hearnes.com

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