



18 Adams Close, Hamworthy, Poole, Dorset BH15 4FF

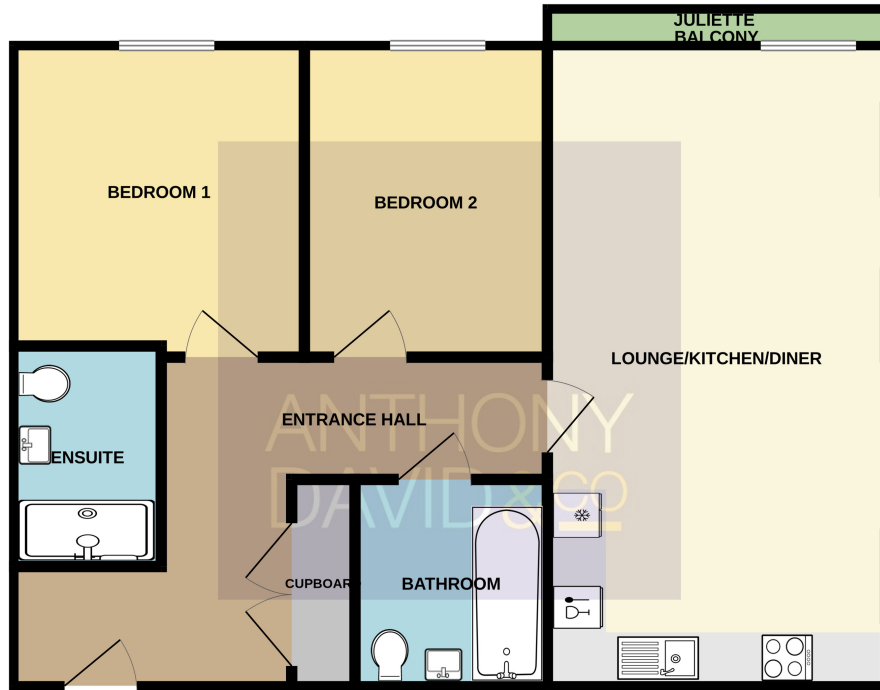
£255,500 Leasehold

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**** SIMPLY STUNNING **** A beautiful two double bedroom second floor apartment conveniently located within walking distance to Hamworthy beach and the historic Poole Quay with its bars, restaurants and moorings. This superb property offers luxurious living throughout and internal viewing is imperative to appreciate its location and the accommodation on offer, which comprises: 22' lounge/diner/bespoke kitchen, contemporary en-suite shower and bathroom. Further features of this turnkey home include: some integrated appliances, Juliette balcony, storage cupboard, long lease, allocated parking, remainder of NHBC warranty, lift in block, communal bike store, gas central heating and UPVC double glazing. NO FORWARD CHAIN. Rental Estimate : £1100 to £1200 pcm.

**ANTHONY
DAVID & CO**

SECOND FLOOR
664 sq.ft. (61.7 sq.m.) approx.



Entrance Hall Doors to

Lounge/Kitchen/Diner 22' 1" x 11' 8" (6.73m x 3.56m)

Bedroom One 10' 9" x 10' 0" (3.28m x 3.05m)

En-Suite Shower 10' 9" x 8' 5" (3.28m x 2.57m)

Bedroom Two 10' 9" x 8' 5" (3.28m x 2.57m)

Bathroom 7' 1" x 6' 8" (2.16m x 2.03m)

Parking Allocated

Tenure Leasehold - 150 Years from 2018

Ground Rent £250 Annually

Service Charge £1,951.28 (April 2023-March 2024)

Managing Agent Ringley Limited

Council Tax Band C

TOTAL FLOOR AREA : 664 sq.ft. (61.7 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	86	86
(69-80)	C		
(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	

Property Misdescriptions Act 1991
Property details contained herein do not form part of an offer or contract. Any measurements are included for guidance only and as such must not be used for the purchase of carpets or fitted furniture. We have not tested any apparatus, equipment, fixtures, fittings or services neither have we confirmed or verified the legal title of the property. All prospective purchasers must satisfy themselves as to the correctness and accuracy of such details provided by us. We accept no liability for any existing or future defects relating to any property.