



**Flat 35 Guillemot House, 17 Norton Road
Hamworthy, Poole, Dorset, BH15 4GD**

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Share of Freehold Price £375,000

Absolutely stunning views of Poole Harbour and Poole Yacht Club from this fourth floor, 2 double bedroom, 2 bathroom apartment, with large balcony and secure underground parking. This beautiful, stylish apartment has been used as a holiday home, where the owners have enjoyed both its location and position in the development. This apartment takes pride of place on the south westerly corner and believed to be the best position within the block. Commanding a WOW view, as you enter the property. Offering a dual aspect open plan lounge/kitchen/dining room with feature wall having a fireplace and floating shelving, stunning views and can be sold fully furnished. The property offers an en-suite shower room, family bathroom, has been recently redecorated and includes, fitted curtains and blinds. It benefits from a passenger lift servicing all floors, including the underground parking area, delightful communal areas, outside spaces, to include a sun terrace. This development was built in 2006 and enjoys an enviable position opposite the harbour and along to Hamworthy Beach.

- Super Harbour and Yacht Club views from this fourth floor 2 double bedroom apartment
- Large balcony leading from the main living area with wonderful harbour and sea views looking out to Arne, Brownsea Island and the Purbecks. A fabulous place to watch the sunset!
- Has been used as a holiday home, so could be sold fully furnished
- Dual aspect open plan kitchen/dining/lounge with doors out to the balcony.
- Kitchen fitted in a range of white high gloss units with work tops over and integrated appliances to include a hob and extractor, oven, dishwasher and washing machine.
- Feature wall with stunning contemporary fireplace and floating cupboards either side
- Built in wardrobes in both bedroom and 3 further storage cupboards
- Ensuite shower room and separate bathroom
- Gas central heating and double glazing
- 2 secure underground parking bays approached via a remote control electronic opening gate.
- Passenger lift servicing all floors and entry phone system.
- Large communal central terrace with seating, well-kept gardens, and further terrace with harbour views.
- Sold vacant with no forward chain

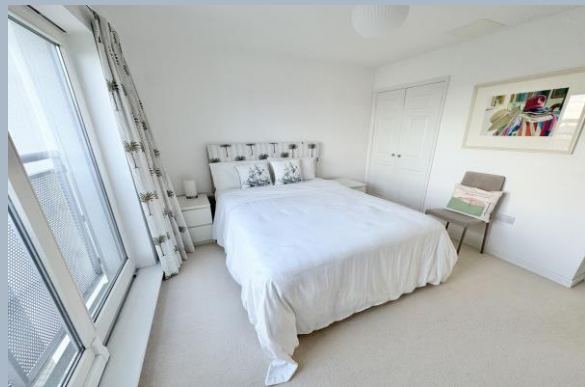
NB The block is due to be cladded, in line with new fire regulations, at no cost to the new owner. The work is due to start from Spring 2025

This apartment is situated in an enviable and convenient location with Poole Quay just a short walk away with its café and bars, restaurants, and shops. From the apartment you have views out to Arne Bay, and Wareham channel, and Hamworthy Park and beach are nearby and accessed via a footpath along the shoreline and footbridge. NB the railway tracks alongside the harbour side are redundant and do not form part of the main current railway.

Term of Lease: Share of freehold - Approximately 250 years from April 2005
Maintenance Charges: Approximately £3700 per annum
Ground Rent: N/A

COUNCIL TAX BAND: D

EPC RATING: B





TOTAL FLOOR AREA : 883 sq.ft. (82.0 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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