



HEARNES

WHERE SERVICE COUNTS

**10 Adams Close, Hamworthy,
Poole, Dorset, BH15 4FF**

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Leasehold Price £210,000

A modern, 2 double bedroom, 2 bathroom, first floor apartment with a contemporary open plan kitchen/living/dining room and a Juliet balcony, set in the popular Carters Quay Development built in 2014. This flat enjoys a side aspect, parking bay, gas central heating, double glazing, en suite shower room, fitted kitchen with integrated appliances and use of the outside garden spaces. This property benefits from an entryphone system and lift servicing all floors. Carters Quay is conveniently located within 600 meters of Poole Quay and within ½ a mile of Hamworthy Park.

- A first floor 2 double bedroom, 2 bathroom, apartment in this popular development
- No forward chain
- Open plan kitchen/lounge/dining room with Juliet balcony
- Kitchen fitted in a range of high gloss grey units with work tops over and integrated dishwasher, fridge/freezer, oven, ring electric hob and extractor above
- Utility cupboard with space and plumbing for washing machine
- Master bedroom with ensuite shower room
- Spacious entrance hall
- Laminate flooring in the main entrance and reception rooms
- One allocated parking space
- Gas central heating and double glazing
- Use of the communal garden area
- Entryphone system and well-kept communal entrance ways and lifts servicing all floors
- Pets allowed with permission

Carters Quay is just over the bridge from Poole Quay, close to Poole Harbour and Hamworthy Park with its fabulous parkland and beach. On the quay there are plenty of cafes, bars and restaurants. Poole Town Centre offers a variety of shops and is only a 14 minute walk away or 5 minute drive. Upton Country Park is a 15 minute drive away offering beautiful walks and parks.

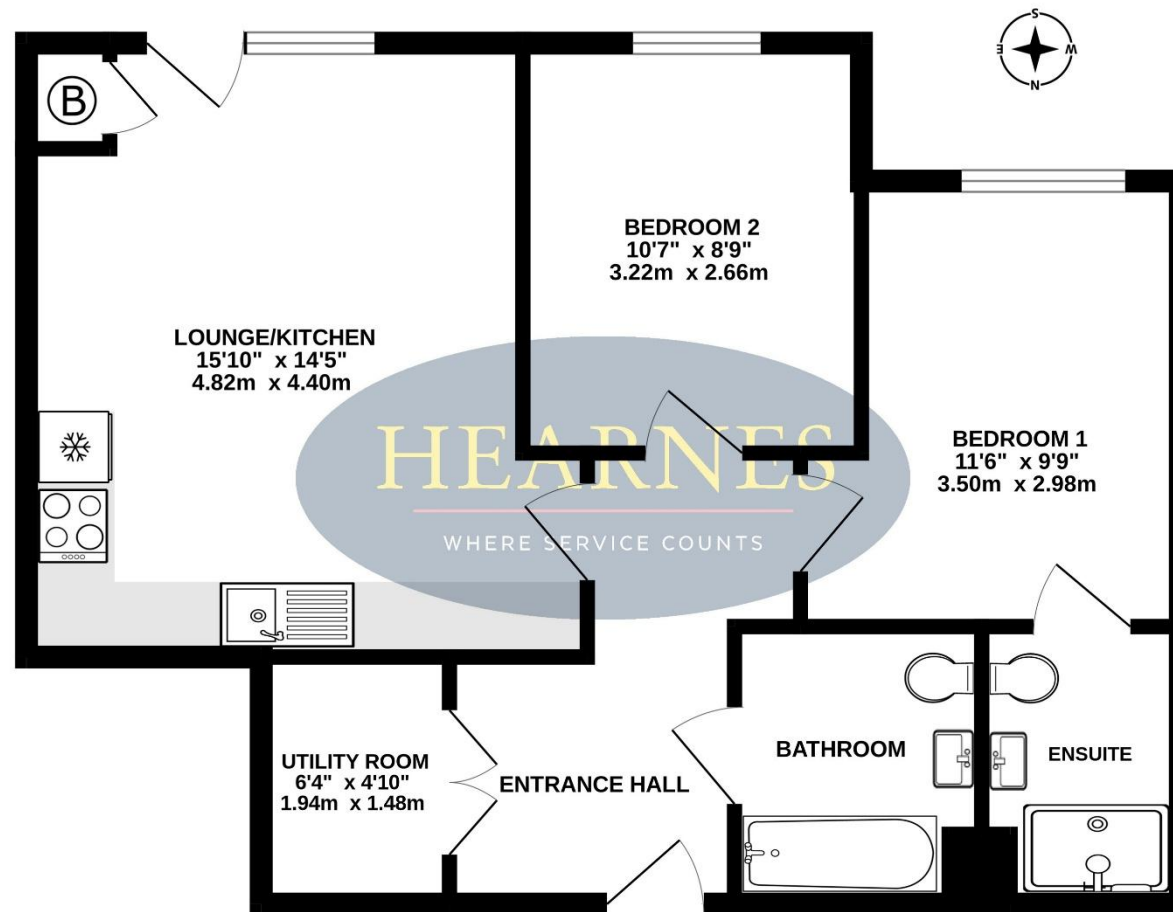
Tenure: Leasehold 150 years from 2014
Maintenance: Approximately £ 2148 per annum
Ground Rent: Approximately £250 per annum

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
616 sq.ft. (57.2 sq.m.) approx.



TOTAL FLOOR AREA : 616 sq.ft. (57.2 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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OFFICES ALSO AT: BOURNEMOUTH, FERNDOWN, RINGWOOD & WIMBORNE

