



Poole Quay

Barbers Wharf, The Quay,
Poole, Dorset BH15 1ZB

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SHARE OF FREEHOLD £425,000

Set in a private gated development in a prime position with direct access on to Poole Quay, is this spacious 4 bedroom, three shower room duplex apartment. Having two balconies, one with stunning views of Poole Quay, and the second with wonderful views to Cobbs Quay, along with a Juliet balcony from bedroom 2. This rather unique property has recently had some updating to include new shower rooms and new entrance hall flooring and offers further potential for decorating and new carpets. It is sold with no forward chain and an undercover parking bay. The entrance of the apartment block is in a beautiful courtyard area with block paving and soft landscaping. Number 11 is located within the Harbour View entrance, via video entryphone and is set on floors 3 and 4 and is accessed via a passenger lift.

- 3/4 bedroom, duplex apartment approaching 1500sq ft
- Fabulous location, with direct access onto the Quay
- Rather unique apartment with 2 balconies, one looking over the Quay to include the array of boats, and one off the main bedroom with views over to Cobbs Quay. Further Juliet balcony
- Fitted kitchen in white units with a range of integrated appliances to include AEG induction hob, oven and extractor, and freestanding Bosch appliances to include washing machine, tumble dryer, dishwasher and fridge/freezer
- Main bedroom, taking up the entire top floor with rear balcony, built in wardrobes, storage and ensuite shower room
- Bedroom 2 with built in wardrobe, separate dressing room and en suite shower room
- Bedroom 3 with built in wardrobe and bedroom 4 is currently used as a study with fitted cupboards, shelving and drawers
- Electric underfloor heating in kitchen, hallway, family bathroom and upstairs bathroom
- Mostly double glazed windows, however some are in need of replacing
- 3 modern and refitted shower rooms
- Undercover parking bay
- Vacant and sold with no forward chain

Barbers Wharf is a unique development of a collection of character style town houses and apartments built in 1988, number 11 is one of 20 apartments arranged over 3 blocks with five in this particular block. Residents comment on how quiet and well run the development is, along with its excellent access to the Quay. It is set in a private gated area with direct access to the Quay and an ideal location where you are able to walk onto Poole Quay and sit and watch the world go by from one of the many cafés, restaurants and bars which are located on the Quay. Poole Quay is a hub of local entertainment, hosting regular events and boat excursions to Brownsea Island, Swanage and Wareham, it is also the perfect place to look at the beautiful boats and the hive of activity on the water which offers a constantly changing outlook which can also be viewed from the balcony of this property! Poole Train station is ½ a mile away which offers a current travelling time of 2 hours to London.

Lease: Share of Freehold 999 years from 1990

Maintenance charges: £2642 per annum

COUNCIL TAX BAND: E

EPC RATE: D

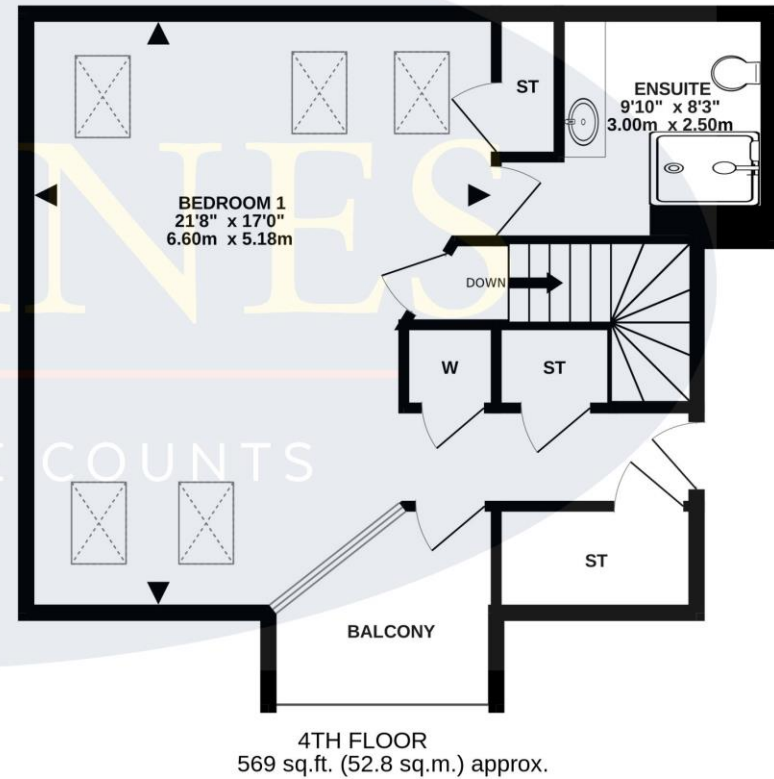
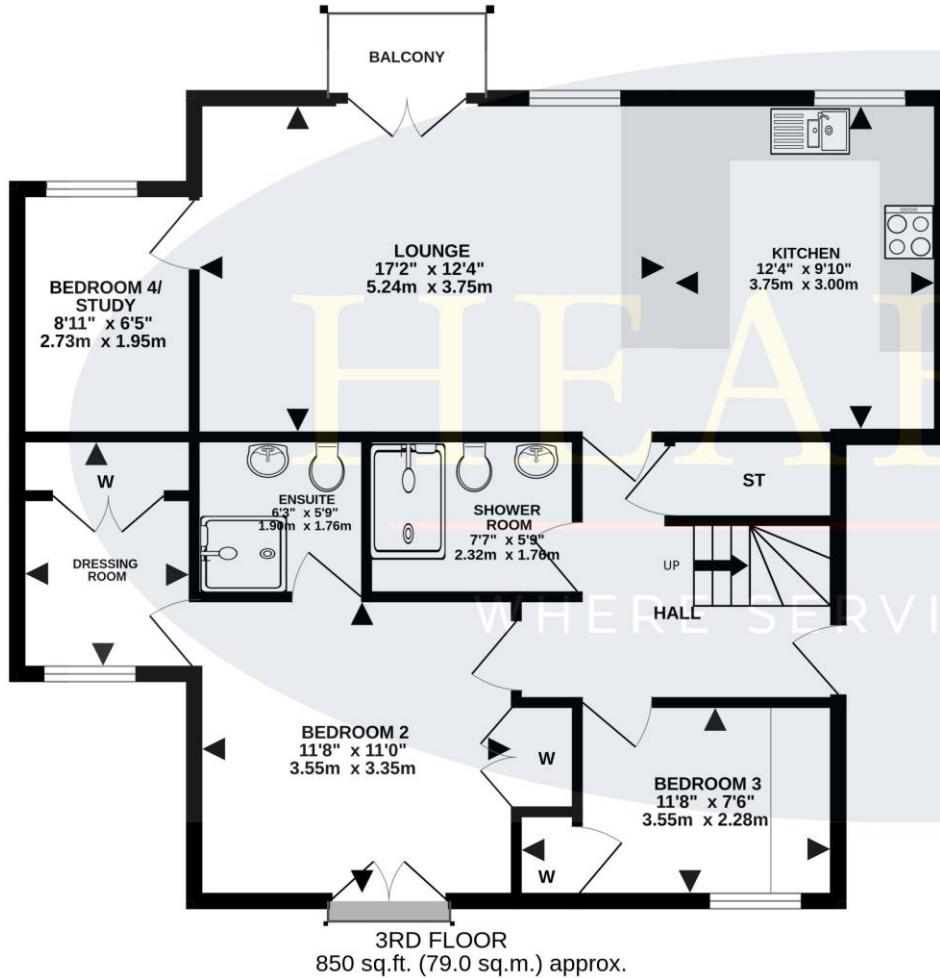
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.





TOTAL FLOOR AREA : 1419 sq.ft. (131.8 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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