

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



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LEASEHOLD PRICE £299,950

Set in a private gated development in a prime position with direct access on to Poole Quay, is this 2 bedroom, 2 bathroom first floor apartment with balcony and parking bay. The property has been a holiday home for the owners who have enjoyed it for 17 years and updated it during their time. Improvements include a new kitchen with integrated appliances, new en suite and bathroom, redecoration, new flooring, and heating system. It is sold with no forward chain and a parking bay (number 1). The entrance to the apartment block is in a beautiful courtyard area with block paving and soft landscaping. Number 1 is located within the first block (of flats 1-6) has a video entryphone and is accessed via a passenger lift.

- Immaculate and well presented 2 bedroom 2 bathroom first floor apartment set in this highly sought after gated community
- Fabulous location, with direct access onto the Quay
- Sitting room with small balcony and Quayside glimpses
- Refitted kitchen in a range of cream shaker units with worktops over and integrated Neff appliances to include 4 ring gas hob, induction hob, extractor, and double oven, dishwasher, washing machine and fridge/freezer
- Main bedroom with built in wardrobes and en suite shower room
- Bedroom 2 with built in wardrobe
- Well presented with wood effect flooring in the main living areas
- Beautifully appointed tiled bathrooms with excellent storage and fitted mirrors
- Gas central heating and double glazing
- 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 1 is one of 20 apartments arranged over 3 blocks with five in this 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 can 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: 125 years from 1990 (91 years remaining)
Ground Rent: £74.00 per annum
Maintenance charges: Approx £2,300 per annum

COUNCIL TAX BAND: D

EPC RATE: C



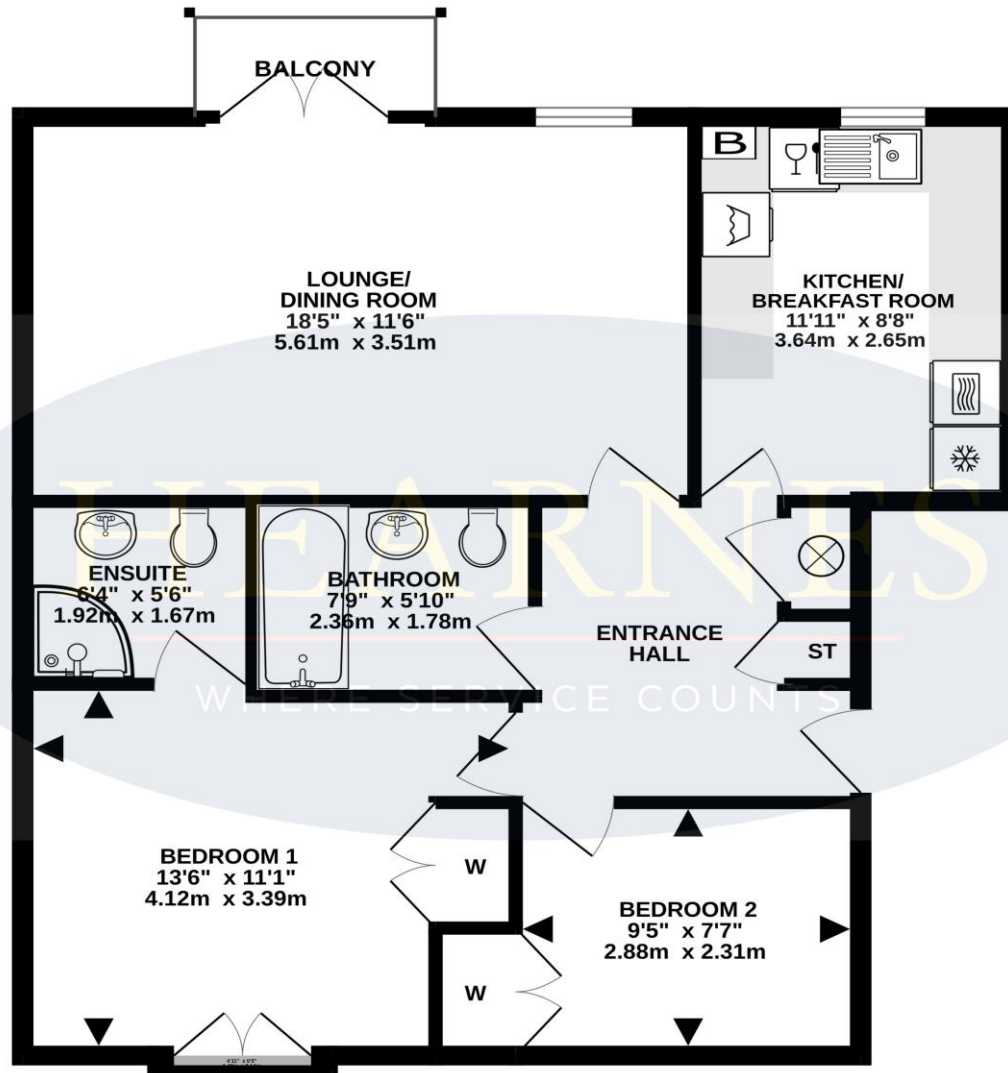


INCLUDING BALCONY

TOTAL FLOOR AREA : 713 sq.ft. (66.2 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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GROUND FLOOR
713 sq.ft. (66.2 sq.m.) approx.





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