



**Walker House, Stabler Way, Hamworthy,  
Poole, Dorset, BH15 4FT**

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## LEASEHOLD GUIDE PRICE £250,000 - £260,000

A modern, 2 double bedroom, 2 bathroom, top (2nd) floor apartment with a contemporary open plan kitchen/living/dining room and a good size balcony, set in the popular Carters Quay Development built in 2014. This flat enjoys a side aspect, covered parking bay, gas central heating, double glazing, en suite shower room, fitted kitchen with integrated appliances and use of the outside garden spaces. Carters Quay is conveniently located within 600 meters of Poole Quay and within ½ a mile of Hamworthy Park.

- A top (second) floor 2 double bedroom, 2 bathroom, apartment in this popular development
- No forward chain
- Open plan kitchen/lounge/dining room with doors leading to the balcony
- Balcony with distant harbour view
- High quality, kitchen with integrated dishwasher, washing machine, fridge/freezer, oven, ring gas hob and extractor
- Master bedroom with fitted mirror fronted wardrobes and door to ensuite shower room
- Bedroom two having a full length window and tilt and turn opening window
- Spacious entrance hall and double storage cupboard
- Tiled floors in both the entrance hall and kitchen area
- One allocated, under cover, parking space (18)
- Gas central heating and double glazing
- Use of the communal garden area
- Entryphone system and well-kept communal entrance ways servicing all floors
- Pets allowed with permission

NB There is no lift in this building

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 £1480 per annum

Ground Rent: £100 per annum

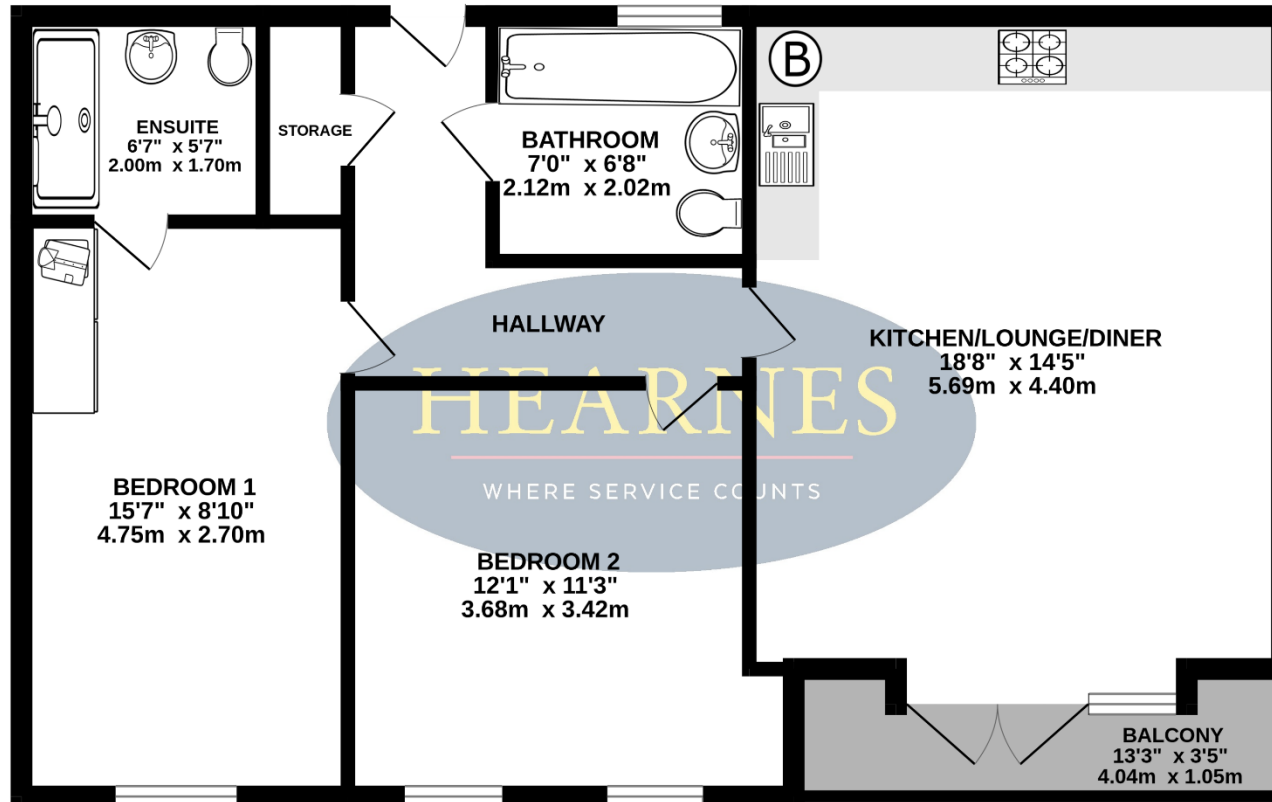
COUNCIL TAX BAND: C

EPC RATING: B

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.



686 sq.ft. (63.7 sq.m.) approx.



TOTAL FLOOR AREA : 686 sq.ft. (63.7 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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