



brown & kay

residential sales

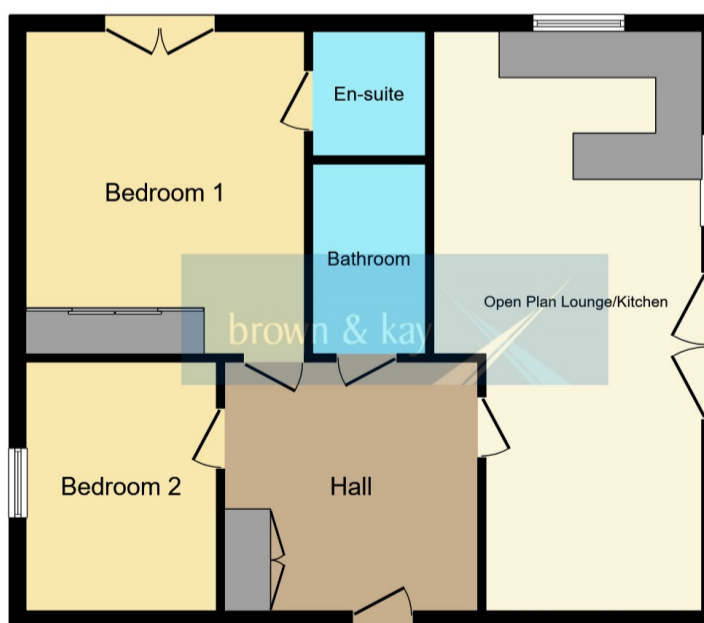
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		81
(69-80)	C	75	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor Plan



This floor plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

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18 Barbers Wharf, Poole, Dorset BH15 1ZB

GUIDE PRICE £240,000

The Property

Offered for sale with no forward chain is this super, bright and airy two bedroom apartment located in the heart of Poole overlooking the Quay. Barbers Wharf occupies well tended, gated grounds and the flat itself enjoys many benefits to include open plan living/kitchen with appliances and Juliet balcony, bedroom one also with a Juliet balcony and en-suite shower room, gas fired central heating and tandem parking space.

Occupying a fantastic position with an impressive outlook over Historic Poole Quay and Sunseeker with its luxurious cruisers. Along the Quay you can take advantage of the many eateries it has to offer or kick back and enjoy the views towards Brownsea Island. Poole town centre is within walking distance and there you will find a whole host of shops together with the mainline railway station and bus station. The famous Sandbanks, a hotspot for water sport enthusiasts, is also close by.

COMMUNAL ENTRANCE HALL

Secure entry into the communal entrance hall, lift access.

ENTRANCE HALL

Two storage cupboards.

OPEN PLAN LIVING/KITCHEN

22' 11" x 13' 6" (6.99m x 4.11m) A super room with large glazed doors opening on to the Juliet balcony which overlooks Poole Quay. Kitchen area - Fitted with a range of wall and base units with work surfaces over, built-in oven, hob and filter above, integrated appliances.

BEDROOM ONE

12' 9" x 11' 8" (3.89m x 3.56m) Side aspect Juliet balcony overlooking Poole Quay, built-in wardrobes, radiator, door to en-suite.

EN-SUITE SHOWER ROOM

Suite comprising shower cubicle, low level w.c. and wash hand basin.

BEDROOM TWO

9' 0" x 8' 10" (2.74m x 2.69m) Side aspect window, radiator.

BATHROOM

Suite comprising panelled bath with glass shower screen, low level w.c. and wash hand basin.

GROUNDS

Barbers Wharf occupies beautiful grounds with gated access, paved pathways and areas of mature planting.

PARKING

Allocated tandem parking space.

TENURE - SHARE OF FREEHOLD

Length of Lease - 125 year lease from 24th June 1990. Shareholders are entitled, at their own expense, to increase the lease to 999 years, as per the terms.

Maintenance - £2,027 per annum

COUNCIL TAX - BAND D

HOLIDAY LETS

We are advised holiday lets are not permitted, long term lets only (AST)