



**Jefferson Avenue, Poole  
Dorset, BH15 4FN**

# Jefferson Avenue, Poole, Dorset, BH15 4FN

## Leasehold Price £235,000

A stunning and luxurious 2 double bedroom, 2 bathroom top (2<sup>nd</sup>) floor apartment with a superb open plan kitchen/living/dining room with views over the Twin Sails bridge towards Holes Bay. This beautiful apartment has floor to ceiling windows in both the bedrooms, a Juliet balcony in the lounge, one allocated under cover parking space and a video entry phone system. Carters Quay is a stylish development built in 2017 and is located within 600 meters of Poole Quay and within ½ a mile of Hamworthy Park.

- A luxurious top floor (2<sup>nd</sup> floor) apartment with lovely views
- Stunning kitchen/lounge/dining room with views over the development from the kitchen and views towards Holes Bay from the Juliet balcony
- High quality, gloss kitchen with integrated dishwasher, fridge/freezer, oven and induction hob
- 2 immaculate double bedrooms, both with floor to ceiling windows offering views towards Holes Bay
- 2 bathrooms including an en-suite to the master bedroom
- Spacious entrance hall and double storage cupboard with plumbing for a washing machine
- One allocated, under cover, parking space with approx. 30 visitor parking spaces in the Carters Quay development
- Gas central heating and double glazing

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.

Term of Lease: 122 years remaining

Maintenance Charges: Approximately £1000 per annum

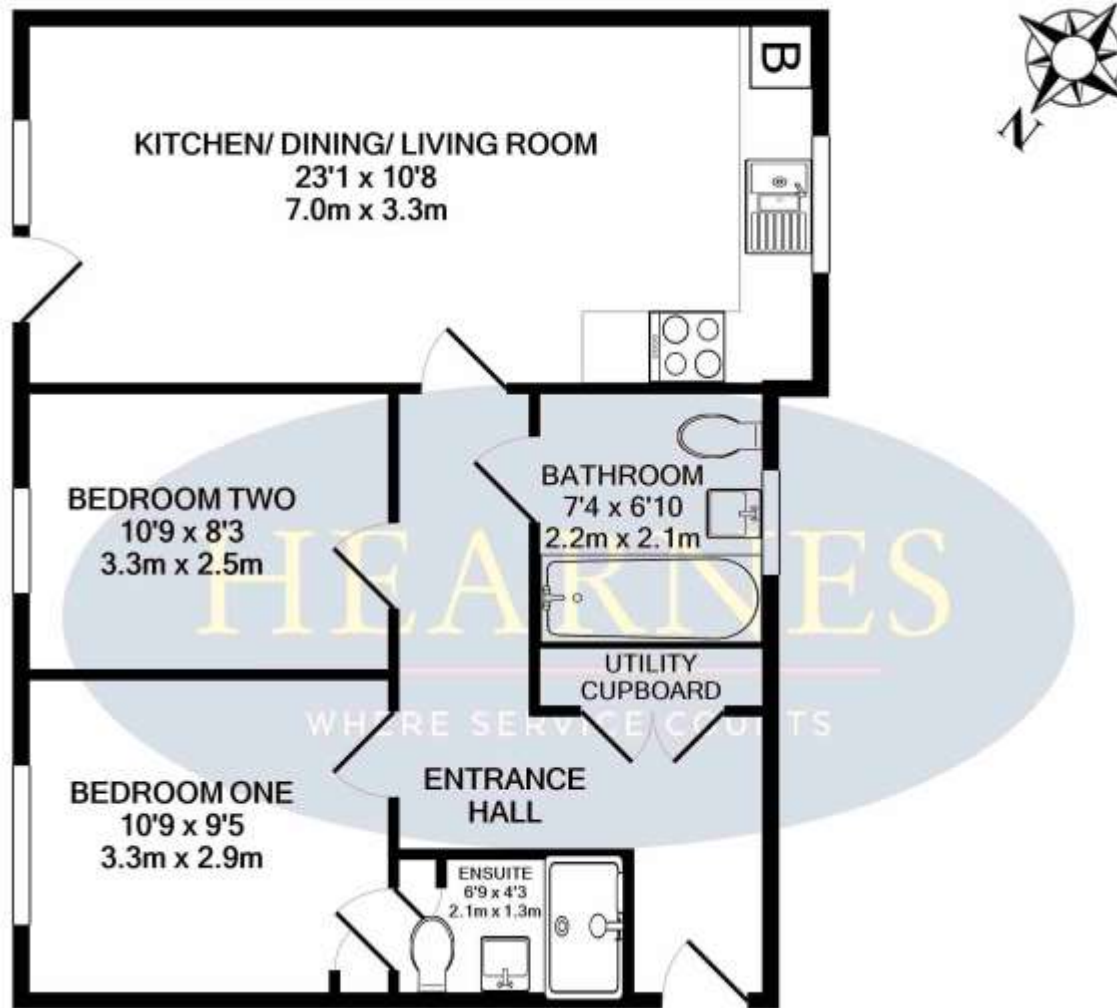
Ground Rent: £300 per annum

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.





**TOTAL APPROX. FLOOR AREA 630 SQ.FT. (58.5 SQ.M.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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18-20 Parkstone Road, Poole, Dorset, BH15 2PG Tel: 01202 377377 Email: poole@hearnes.com www.hearnes.com

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