



14 Adams Close, Carters Quay, Poole BH15 4FF
£250,000 Leasehold



**Location:**

Carter's Quay is an award-winning development, conveniently located off Blandford Road in Poole. This exciting waterside community features high specification homes and a new quayside which will offer views over the iconic Twin Sails Bridge. With easy access to the bustling town centre, station, and local marinas this stylish development boasts a truly fulfilling lifestyle in Poole.

Entrance Hallway:**Kitchen:**

9'5" x 7'6"

Lounge/Dining Room:

15'4" x 14'4"

Master Bedroom:

11'8" x 10'0"

Luxury fitted wardrobes

En-Suite Shower Room:**Bedroom Two:**

11'8" x 8'10"

Family Bathroom:**Utility Room:**

3'11" x 3'8"

Tenure: Leasehold

Lease: Remainder of 123 years APPROX.

Service Charge: Approx. £1,200 per year

Ground Rent: £250 per year

No short term lets or AirBnB allowed

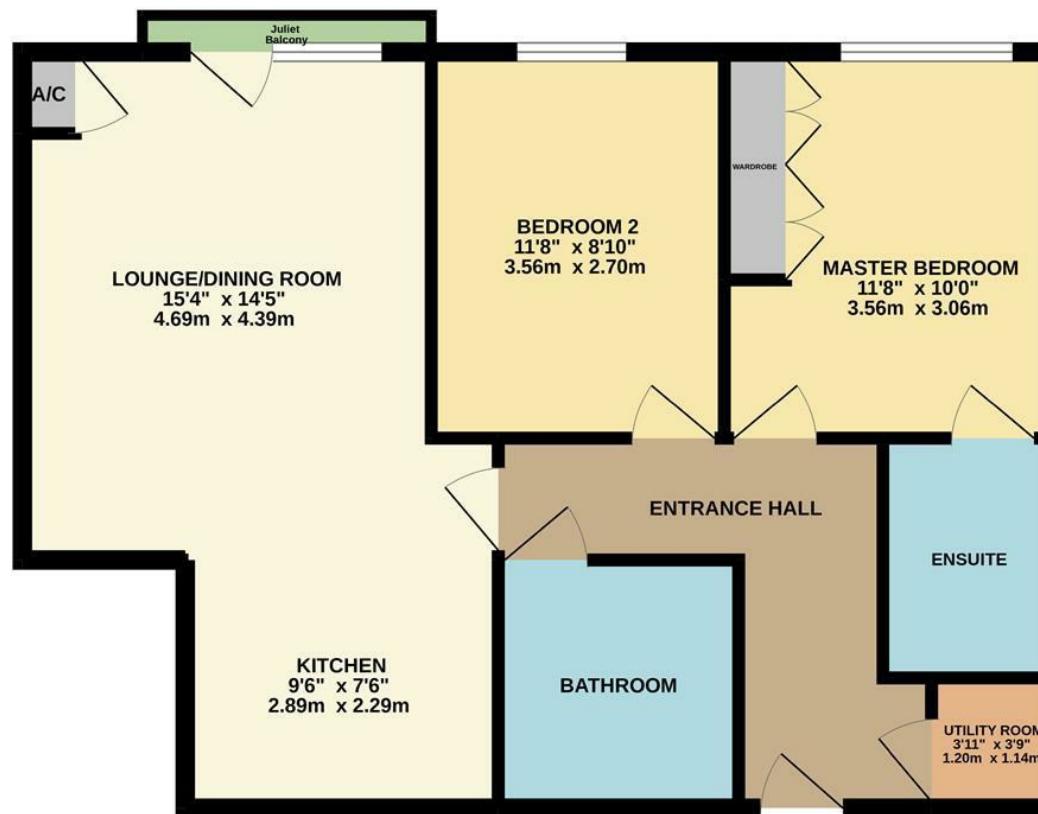
Postcode: BH15 4FF

EPC: B

Council Tax: C £1668.60 2021/2022



SECOND FLOOR 678 sq.ft. (63.0 sq.m.) approx.



TOTAL FLOOR AREA : 678 sq.ft. (63.0 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 apparatus shown have not been tested and no guarantee as to their operability or efficiency can be given.

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All room dimensions given above are approximate measurements

These particulars are intended only to give a brief description of the property as a guide to prospective buyers. Accordingly:

- Their accuracy is not guaranteed and neither Key Drummond Estate Agents, nor the vendors accept any liability in respect of their contents.
- They do not constitute an offer or contract for sale.
- Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require further clarification or information.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	85	85
(81-91) B		
(70-80) C		
(55-69) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(70-80) C		
(55-69) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		