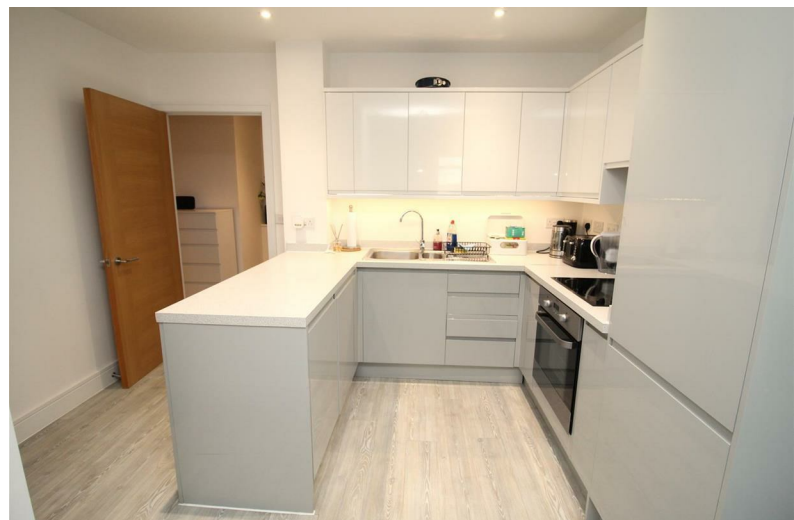


01202 683444

Orchard Plaza, 41 High Street  
Poole, Dorset, BH15 1EG

[www.quayliving.co.uk](http://www.quayliving.co.uk)



17 Jefferson Avenue

Poole, BH15 4FN

£275,000 Leasehold





- **Modern Apartment**
- **Harbour Views**
- **Open Plan Kitchen/Living Room/Diner**
- **Allocated Parking**
- **No Onward Chain**
- **Two Double Bedrooms**
- **Juliet Balcony**
- **Lift Access**
- **EPC B & Council Tax Band C**

A well presented second floor furnished apartment with lift access, situated in the Carters Quay development, within close proximity to Poole Quay and Town Centre.

The accommodation is contemporary throughout and comprises a bright and spacious open plan living, dining and kitchen area with floor to ceiling windows and Juliet balcony offering views over Poole Quay. The sleek fitted kitchen has all modern integral appliances including fridge/freezer, dishwasher, oven, hob and extractor. Two double bedrooms. Family bathroom with shower over bath and en-suite shower to master bedroom. Further benefits include hallway store cupboard with washer/dryer and allocated parking.



### **Entrance Hall 11'7" x 6'7" (3.54 x 2.01)**

Inset spotlights, secure entry phone system, large double cupboard with space & plumbing for washing machine & hanging rails, radiator. Attractive grey stained oak laminate flooring.

### **Kitchen Area 11'7" x 8'6" (3.54 x 2.61)**

Inset spotlights, range of wall & base units with high gloss grey finish, with worktop over. Cooker hood, 'Zanussi' electric hob, oven, integrated 'Zanussi' dishwasher & fridge/freezer. Open plan configuration leading into the living room/dining area.

### **Living Room/Diner 15'7" x 14'11" (4.77 x 4.57)**

Living room area - two central ceiling lights, Juliet Balcony & three large picture windows to front aspect with panoramic views of the inner harbour, the Quay & across Poole town. Built in cupboard housing the 'Ideal' gas central heating boiler, radiator. Attractive grey stained oak laminate flooring.

### **Bedroom 1 18'8" x 8'11" (5.69 x 2.73)**

L-shaped Room (Maximum measurements). Inset spotlights, large picture window also to front aspect with far reaching views across the inner harbour. Radiator. En-suite shower room. Grey stained oak laminate flooring.

### **En-suite 7'3" x 5'3" (2.23 x 1.62)**

Inset spotlights, large enclosed shower cubicle. Large wall mounted mirror over basin & toilet. Heated towel rail style radiator, extractor fan, shaver point, tiled flooring.

### **Bedroom 2 11'6" x 19'0" (3.52 x 5.80)**

L-shaped Room (Maximum measurements). Inset spotlights, large picture window to front aspect. Radiator. Grey stained oak laminate flooring.

### **Bathroom**

Inset spotlights, bath with shower over with screen, tiled splashbacks. Large wall mounted mirror over basin & toilet. Heated towel rail style radiator, extractor fan, shaver point.

### **Outside**

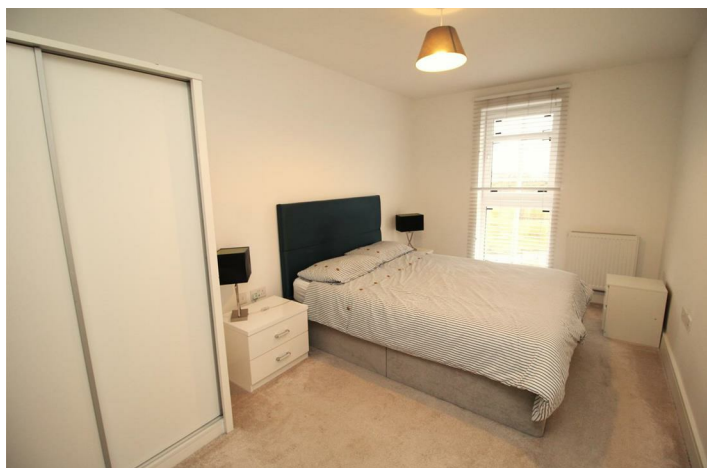
**PARKING:** Allocated parking space & bike storage

### **Tenure**

Leasehold - 150 Years from 1/1/2017 with 144 Years remaining.

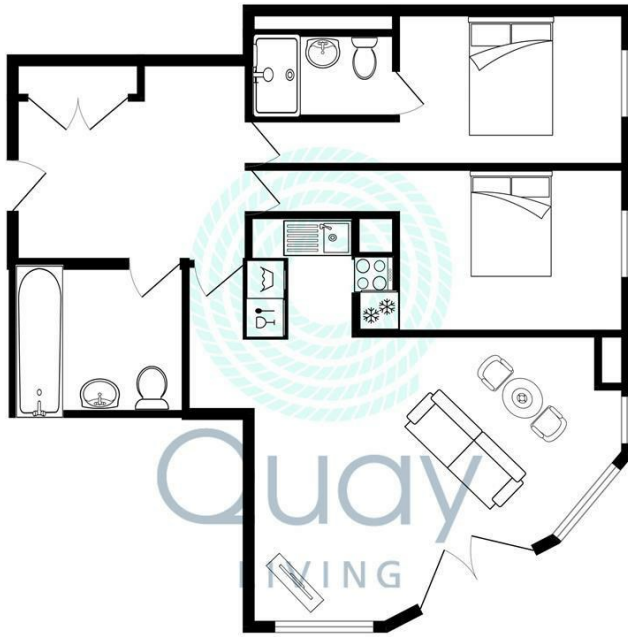
Service Charge £900 every 6 months. Ground Rent is £225 p.a. (Not verified)

Council Tax Band C & EPC B

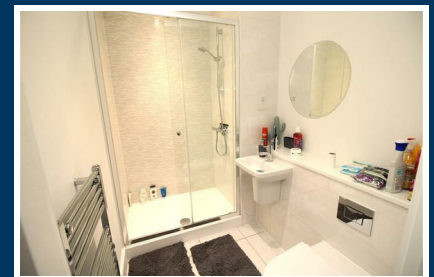




GROUND FLOOR  
804 sq.ft. (74.7 sq.m.) approx.



FLAT 6, 17 JEFFERSON AVE  
TOTAL FLOOR AREA: 804 sq ft. (74.7 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	85	85
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agent Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All representations including descriptions, dimensions and photos are given, in good faith and are believed to be correct, but any intending purchaser should not rely on them as statements or representations of fact but must satisfy themselves as to their correctness. Appliances and central heating systems have not been checked by Quay Living or their employees and we recommend that purchasers instruct a qualified person to check all appliances / service before legal commitment.

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