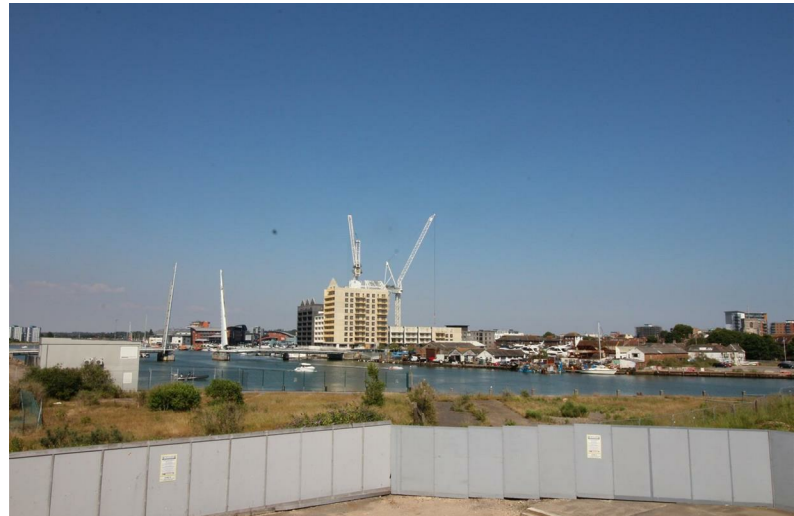


01202 683444

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

www.quayliving.co.uk



Flat 3, 17 Jefferson Avenue

Poole, BH15 4FN

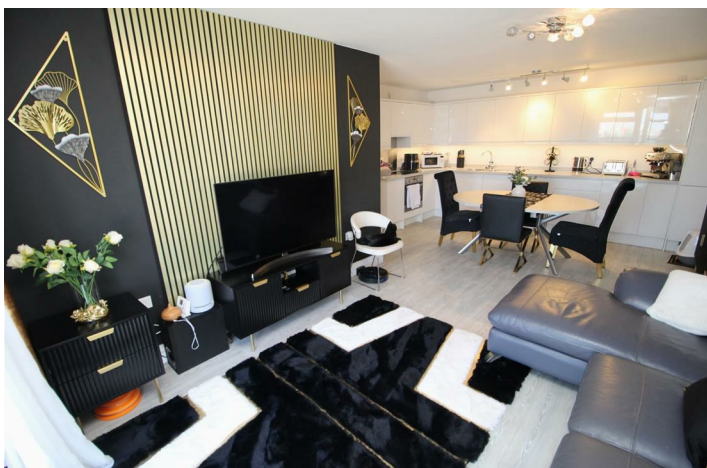
£259,950 Leasehold



- **First Floor Apartment**
- **Direct Harbour Views**
- **Open Plan Kitchen/Living Room/Diner**
- **Sheltered Allocated Parking**
- **EPC Rating B**
- **Two Double Bedrooms**
- **Juliet Balcony**
- **Two Bathrooms**
- **Lift Access**
- **Council Tax Band C**

This stunning front aspect apartment is situated in prime position within Carters Quay opposite Poole Quay. This superb position is just across Poole's historic lifting bridge and within walking distance of Poole Quay's amenities, transport links and ferry ports.

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 ensuite shower to master bedroom. Further benefits include hallway store cupboard with washer/dryer and allocated parking.



Hallway

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

Living room/Diner 38'0" x 42'7" (11.6x 13)

An well proportioned L shaped living room with a Juliet Balcony & window 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 and two central ceiling lights, Attractive grey stained oak laminate flooring.

Kitchen

Within the open plan living accommodation is the dual aspect kitchen area. A top-quality contemporary high gloss white fitted kitchen with fitted appliances, including a ceramic hob beneath an extractor stainless steel canopy. Electric oven, integrated dishwasher, full-height fitted fridge/freezer. Ceiling spotlights. 1 1/2 bowl stainless steel sink and drainer with chrome mixer. Integrated Ideal Logic integrated Boiler. Attractive grey stained oak laminate flooring.

Bedroom 1 41'4" x 37'4" (12.6 x 11.4)

A double front aspect Master bedroom with large picture window also to front aspect with far reaching views across the inner harbour. Radiator. Lavender grey carpet flooring. Pendant light fitting.

En-suite 2.23 x 1.62

Inset spotlights, large enclosed shower cubicle. Built-in vanity unit wash basin & wc. Heated towel rail style radiator, extractor fan, shaver point, tiled flooring.

Bedroom 2 37'4" x 36'5" (11.4 x 11.1)

A double front aspect bedroom with large picture window. Radiator. Beige/cream carpet flooring. Pendant light fitting.

Bathroom 2.04 x 1.74

Inset spotlights, bath with shower over with screen, tiled splashbacks. Built-in vanity unit wash basin & wc.. Heated towel rail style radiator, extractor fan, shaver point.

Outside

PARKING: Sheltered allocated car port parking space & bike storage.

Tenure

Leasehold; Leasehold - 125 Years from 1/1/2016 with 117 Years remaining

Service Charge: £1908 Pa. (2024)

Ground Rent: £230 Pa. (2024)

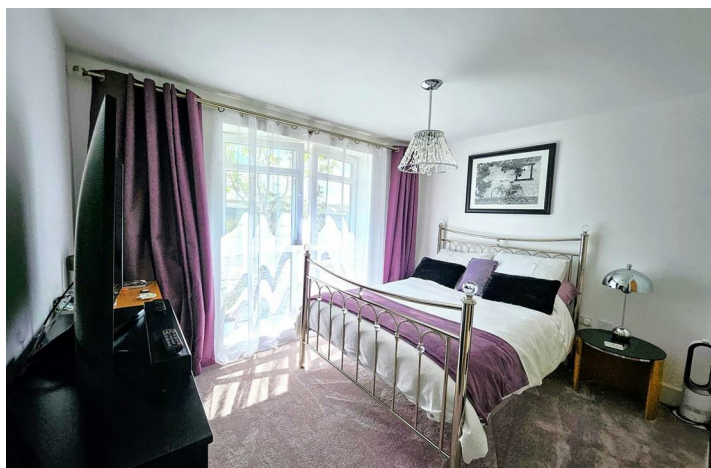
Council Tax Band C. BCP Council £1822.55 (2024)

EPC Rating B

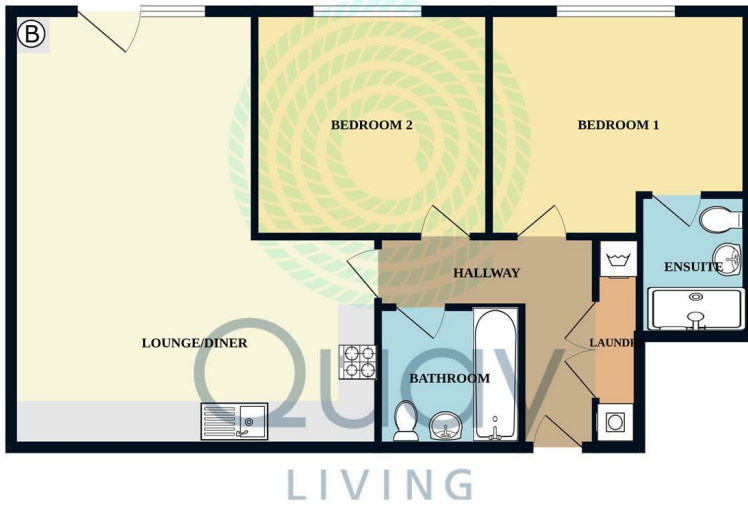
Material Information: Timber frame construction under a pitch tiled roof, Exterior walls part brick construction, cementitious panels and render.

Environment Agency Flood Risk Level : very low risk of surface water flooding
very low risk of flooding from rivers and the sea

Broadband: Standard 15 Mbps 1 Mbps Good
Superfast 80 Mbps 20 Mbps Good
Ultrafast Not available Not available



GROUND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only. Made with Metropix CC024



Energy Efficiency Rating	
Very energy efficient - lower running costs	Current: 84
(92 plus) A	
(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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