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

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



## 7 Adams House

Poole, Dorset, BH15 4FA

£230,000 Leasehold





- **Corner Aspect First Floor Apartment**
- **Master Bedroom With En-suite**
- **Well Presented Throughout**
- **Walking Distance to Poole Quay**
- **EPC B & Council Tax Band C**
- **Two Double Bedrooms**
- **Light & Spacious Living Accommodation**
- **Contemporary Integrated Kitchen**
- **Allocated Parking Space**
- **Not Suitable for Holiday Lets**

This stunning corner frontage 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 en-suite shower to master bedroom. Further benefits include hallway store cupboard with washer/dryer and allocated parking.



### **Hallway 13'2" x 10'11" (max measurements) (4.03 x 3.33 (max measurements))**

An L-shaped hallway area with a generous double storage cupboard with space and plumbing for a washing machine and tumble dryer. Thermostat controls. Entryphone system. Pendant lights. Wood laminate flooring.

### **Living room/Diner 23'11" x 11'9" (7.3 x 3.6)**

An attractive bright and spacious living area adjoins the kitchen of this corner built apartment, with dual aspect benefits and a single door opening Juliet style balcony. Recessed spot lighting. Wood laminate flooring. Two radiators. Pendant flooring.

### **Kitchen area**

Within the open plan living accommodation is the dual aspect kitchen area. A top-quality contemporary grey 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. A range of flat-fronted grey wood effect base cupboard with grey high gloss wall storage units. 1 1/2 bowl stainless steel sink and drainer with chrome mixer. Wood laminate flooring. Integrated Ideal Logic integrated Boiler.

### **Bathroom 6'8" x 5'8" (2.04 x 1.74)**

A contemporary bathroom with white three-piece suite. Recessed spot lighting, shower over bath with glazed shower screen and ceramic wall tiling with wood laminate flooring. Wall mounted hand basin with mixer tap and wall mounted mirror over. Shaver point. Push-button WC. Chrome heated towel rail.

### **Bedroom 1 12'2" x 8'9" (3.73 x 2.67)**

A master suite with built in mirrored double wardrobes approaching the en-suite shower room. Grey Carpet flooring. Radiator. Pendant light. Door to;

### **En-suite 10'1" x 6'4" (3.09 x 1.94)**

A delightful shower room benefitting from a double shower. Wall mounted hand basin with mixer tap and wall mounted mirror over. Shaver point. Push-button WC. Chrome heated towel rail. Recessed spot lighting. Wood laminate flooring.

### **Bedroom 2 12'0" x 8'9" (3.67 x 2.67)**

Generous double second bedroom featuring a full height window. Built in double wardrobe with wall mounted white gloss storage unit. Grey carpet flooring. Radiator. Pendant light.

### **Tenure**

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

Service Charge: £1771.28 Pa. (2023)

Ground Rent: £300 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.

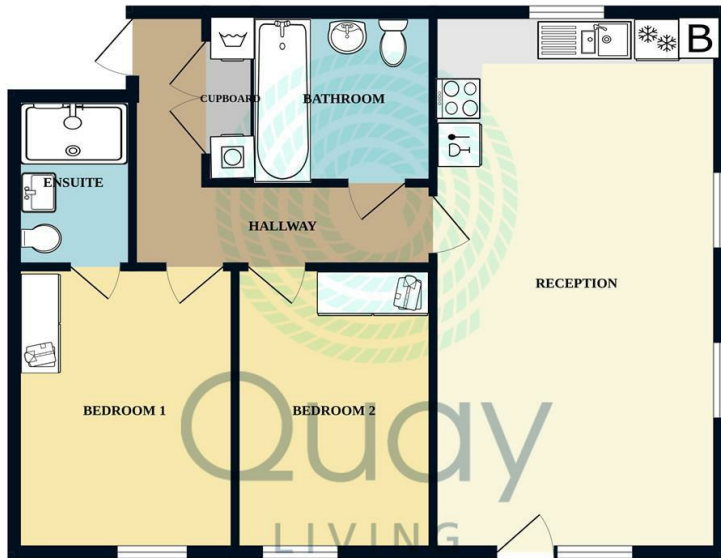
Environment Agency Flood Risk Level : very low risk of surface water flooding  
very low risk of flooding from rivers and the sea

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

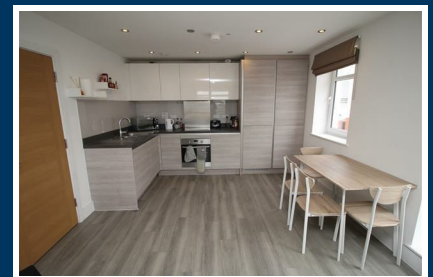




FIRST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only. Made with Metreplan C2024.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	82	82
(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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