

01202 683444

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

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



11 Adams House Adams Close

Poole, Dorset, BH15 4FA

£220,000 Leasehold





- **Generously Sized First Floor Apartment**
- **Master Bedroom With En-suite**
- **Contemporary Integrated Kitchen**
- **Walking Distance to Poole Quay**
- **Council Tax Band C**
- **Two Double Bedrooms**
- **Well Presented Throughout**
- **Undercover Parking Space**
- **EPC Rating B**
- **No Onward Chain**

This delightful 2 Bedroom apartment is situated 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 generously sized open plan living, dining and kitchen area with floor to ceiling windows and Juliet balcony.

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 the Master bedroom. Further benefits include hallway store cupboard with washer/dryer and an allocated undercover car port parking space.





## Hallway

A generously sized hallway area with a side aspect window and double storage cupboard with space and plumbing for a washer dryer. Thermostat controls. Entryphone system. Pendant lights. Wood laminate flooring. Radiator.

## Living Room / Diner 27'3" x 12'6" (8.32 x 3.82)

A generously sized living area adjoins the kitchen with dual aspect benefits and a single door opening Juliet style balcony. Recessed spot lighting. Carpet flooring. Two radiators.

## Kitchen Area

Within the open plan living accommodation is the 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 white gloss contrasting wall storage units. 1 1/2 bowl stainless steel sink and drainer with chrome mixer. Wood laminate flooring. Integrated Ideal Logic integrated Boiler.

## Bedroom 1 12'4" x 9'1" (3.76 x 2.78)

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

## En-suite 7'1" x 5'0" (2.18 x 1.53)

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 spotlighting. Wood laminate flooring.

## Bedroom 2 12'4" x 9'1" (3.76 x 2.78)

Generous front aspect double second bedroom

featuring a full height window. Built-in double wardrobe. Grey carpet flooring. Radiator. Pendant light.

## Bathroom 6'9" x 6'4" (2.06 x 1.94)

A contemporary rear aspect bathroom with white three-piece suite. Recessed spotlighting, 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.

## Car Port

One undercover allocated parking space.

## Tenure

Leasehold; Leasehold - 125 Years from 1/1/2016 with 116 Years remaining.

Service Charge: £1948.42 (2025)

Ground Rent: £300 (2025)

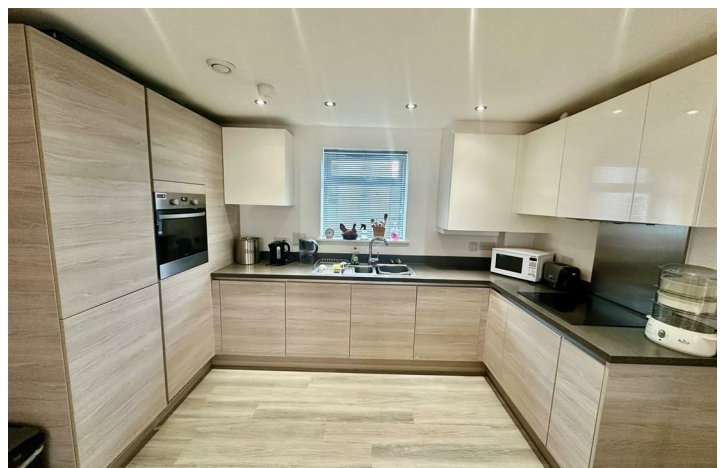
Council Tax Band C. BCP Council £1822.55 (2024)

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.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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	82	82
	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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