

**FOR SALE**



**Apartment 10, 17 Jefferson Avenue, Poole**  
**£285,000**

  
**MARTIN&CO**



## 10, 17 Jefferson Avenue

£285,000

- fantastic harbour views!!!
- NO FORWARD CHAIN
- allocated parking in this stylish development
- 147 years left on the lease
- service charge £1328 pa/ground rent £285 pa
- lift

This stylish & modern two double bedroomed apartment is situated in a new development in Hamworthy, close to Poole Quay! With large picture windows throughout one may enjoy the views from most rooms. The apartment would be a great home, or ideal for a frequent visitor to the area looking for a low maintenance base.

ENTRANCE HALL Inset spotlights, secure entry phone system, large double cupboard with space & plumbing for washing machine & hanging rails, radiator. Attractive grey stained oak laminate flooring (which continues through the main reception rooms).



**LIVING ROOM (WITH OPEN PLAN KITCHEN) 24' 2" x 15' 0"** (7.38m x 4.59m) Living room area - two central ceiling lights, three large picture windows to front aspect with beautiful & far reaching panoramic views of the inner harbour, the Quay & across Poole town. Built in cupboard housing the 'Ideal' gas central heating boiler, radiator. Kitchen area - 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.

**MASTER BEDROOM 15' 2" x 8' 9"** (4.64m x 2.69m) Inset spotlights, large picture window also to front aspect with far reaching views across the inner harbour towards Cobbs Quay & the Twin Sails Bridge. Radiator.

**ENSUITE** Inset spotlights, large endosed shower cubide with decorative feature tiled splashbacks. Large wall mounted mirror over basin & toilet, with shelf ideal for bathroom storage & displaying toiletries. Heated towel rail style radiator, extractor fan, shaver point, tiled flooring.

**BEDROOM TWO 11' 6" x 11' 0"** (3.51m x 3.36m) Inset spotlights, large picture window to front aspect with views (similar to those from the master bedroom.) Radiator.

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



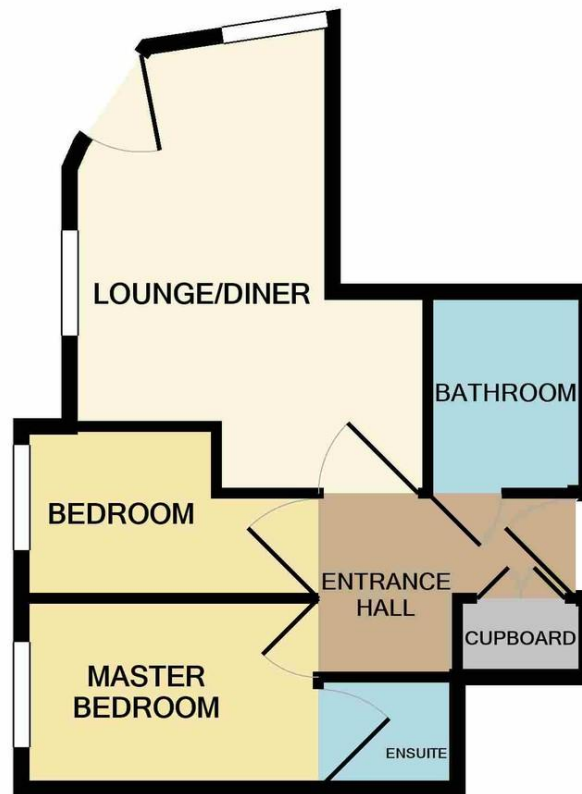
**PARKING** Allocated parking space & bike storage

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	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, Scotland & Wales		84	84
		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales		87	87
		EU Directive 2002/91/EC	







Whilst every attempt has been made to ensure the accuracy of the floor plan 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 appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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## Martin & Co Poole

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