



## Flat 2 Hoopers

32 Carters Avenue, Hamworthy, Poole, BH15 4JU



A well presented 2 bedroom ground floor flat situated in a quiet residential location close to Hamworthy train station, offered with no forward chain.

- Ground floor purpose built flat
- 2 bedrooms
- Open plan living
- Parking
- Gas central heating
- Chain free
- **Great location** – Only 0.5 miles to Upton House Country Park, 1.5 miles to Lake Pier/Harbourside and Poole Quay.

## ASKING PRICE:

£185,000 (Leasehold)

## EPC RATING:

Band - C



## PROPERTY DESCRIPTION

Offered for sale with no forward chain, this bright and well-presented purpose-built ground floor apartment provides comfortable and low-maintenance living, making it an ideal first-time purchase, investment opportunity or home for those looking to downsize.

Accessed via a secure communal entrance, the property opens into a welcoming hallway which leads through to a spacious open-plan sitting/dining room and kitchen. The living area is filled with natural light thanks to an attractive bay window overlooking the front aspect, creating a pleasant and sociable space for relaxing or entertaining.

The kitchen is fitted with a comprehensive range of base and eye-level units complemented by a practical breakfast bar, along with an integrated oven and hob and space for additional freestanding appliances.

The apartment offers two well-proportioned bedrooms, with the principal bedroom benefiting from a fitted cupboard housing the gas-fired boiler. A freestanding wardrobe is also available to be included within the sale, subject to the purchaser's requirements.

Completing the accommodation is a modern bathroom fitted with a white three-piece suite comprising a panelled bath with shower over, wash hand basin and WC.

Externally, Hoopers is set within well-maintained communal gardens, providing an attractive environment for residents. To the rear of the building is a residents' parking area, where the property benefits from a parking space with permit.

## LOCATION

Situated in the popular residential area of Hamworthy, the property enjoys easy access to a wide range of everyday amenities including local shops, supermarkets, cafés and healthcare facilities. Hamworthy Park and Beach are nearby, offering beautiful open green spaces, a sandy shoreline and stunning views across Poole Harbour, perfect for walking, swimming and watersports.

The apartment is also conveniently positioned for excellent transport links, with nearby bus routes and Hamworthy railway station providing services to Poole, Bournemouth, Southampton and London Waterloo. Poole Town Centre and its renowned Quay, marina and extensive shopping facilities are just a short drive away, making this an ideal location for those seeking both convenience and a coastal lifestyle.

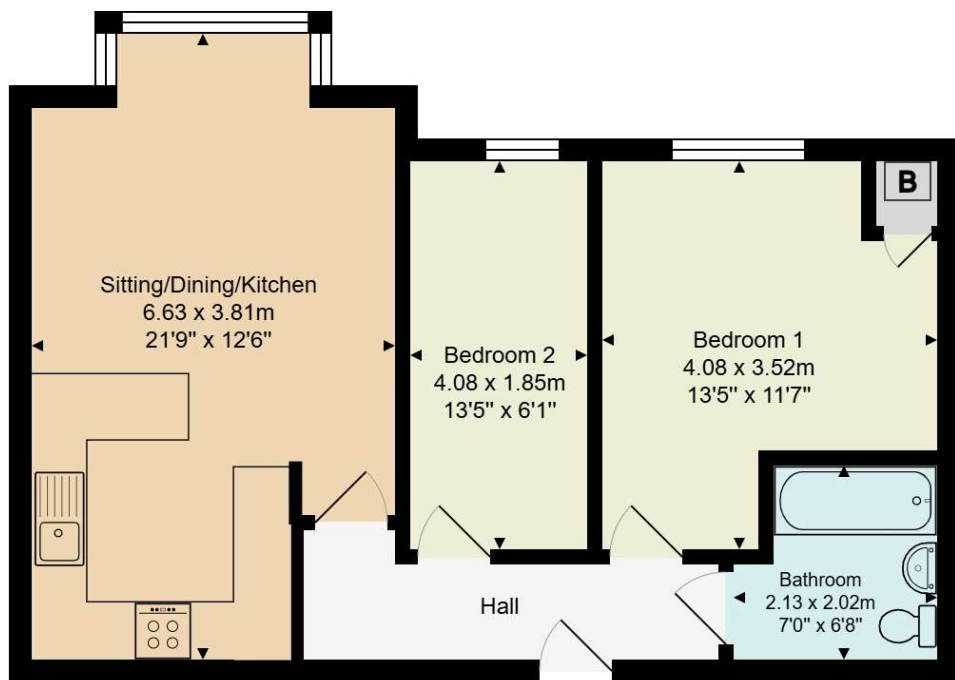
## ADDITIONAL INFORMATION

Council tax – B

Ground rent – £250 PA

Service charge – Approximately £1,600 PA - TBC

Lease – 125 years from 2006 – 103 years remaining



Total Area: 53.6 m<sup>2</sup> ... 577 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 c	80 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Hardwick Estate Agents would like to point out that all measurements and indications of plot size set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.

For more information or to arrange a viewing please contact us;

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