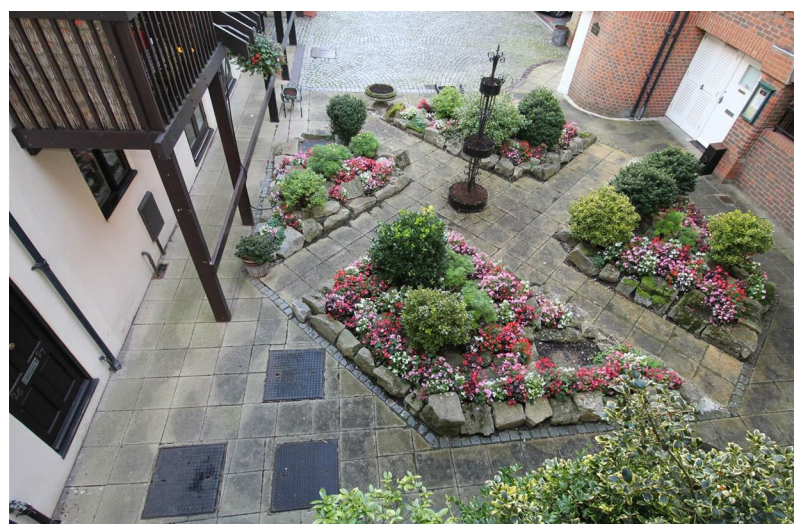


01202 683444

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

www.quayliving.co.uk



17 Barbers Wharf

Poole, Dorset, BH15 1ZB

£320,000 Leasehold



- Waterfront Gated Development
- Master Bedroom with En-suite
- Family Bathroom
- Two Allocated Tandem Parking Spaces
- EPC Rating C
- Fronting Poole Quay
- Two Bedrooms
- Lift Access
- Council Tax Band D
- NO ONWARD CHAIN

Quay Living are delighted to offer this two-bedroom front line apartment in 'Barbers Wharf' a sought-after gated development situated on Poole Quay. Its position enjoys fantastic water views of Sunseeker super yachts. To the front aspect of the property is the generously-sized living room/diner with bay window overlooking the Quay and the water. The integral kitchen is to a high specification with built-in appliances. The property offers two double bedrooms, both with fitted wardrobes, with an en-suite to the Master Bedroom and a family bathroom. Externally, the gated courtyard parking provides two allocated, covered tandem parking spaces.



Communal Hallway

Access to the building is via an access-controlled communal foyer and passenger lifts to the first floor.

Hallway 2.82 x 2.3

Front door opens into the hallway with recessed spotlighting, Entryphone, airing cupboard and storage cupboard. Radiator. Carpet flooring.

Living Room/Diner (max) 30'9" x 11'3" (9.39 x 3.44)

A spacious living room diner with plentiful light from the south-east facing full-height glazed balcony doors and a further double window directly overlooking the Quay. Carpeted flooring, dual ceiling lights, central ceiling fan, wall mounted thermostat control panel and 2 radiators.

To the far end of the living room sits a beautifully-appointed fitted kitchen with a striking range of flat-fronted timber-effect base cupboard and wall units with slimline handles. Recessed ceiling lights, window with direct quay front water views, 1.5 sink and drainer. Integrated Neff oven and microwave, and 4 ring gas hob. Contrasting black granite work surface with stainless steel extractor over. Range of full-height storage units, integrated washer/dryer and slimline dishwasher. Tiled splash back and flooring.

Bedroom 1 14'4" x 11'5" (4.39 x 3.49)

A spacious double room with a comprehensive ranged of fitted furniture including triple wardrobes. Full height glazed doors with Juliet balcony overlooking the courtyard. Pendant ceiling light., Double fitted wardrobe. Carpet flooring. Radiator. Door to en-suite;

En-suite 6'5" x 5'11" (1.97 x 1.81)

Shower room white three-piece suite. Recessed spotlighting, Glazed door shower with ceramic wall tiling. Hand basin with mixer tap and mirror over. Shaver point. Push-button WC. Radiator. Carpeted floor tiling.

Bedroom 2 11'2" x 8'0" (3.42 x 2.44)

A second double room with fitted furniture including wall mounted over bed storage units and shelving. Rear aspect double glazed window overlooking the courtyard. Pendant ceiling light. Carpet flooring. Radiator.

Bathroom 8'6" x 6'0" (2.61 x 1.83)

Spacious, modern bathroom with white three-piece suite. Recessed spotlighting, shower over bath and ceramic wall tiling. Hand basin with mixer tap and mirror over. Shaver point. Push-button WC. Radiator. Carpeted floor tiling.

External

Barbers Wharf is a well-maintained and traditionally-styled development. The common parts are immaculately kept, with an attractive courtyard garden area and cobbled driveways. Two dedicated tandem car parking spaces

Tenure

TENURE - Leasehold with a share of the Freehold.

Length of Lease - 999 year lease from 2007, 982 years outstanding.

EPC Rating B

Council Tax Band D

Service Charge: £2377.08 PA (2024)

Ground Rent: Peppercorn

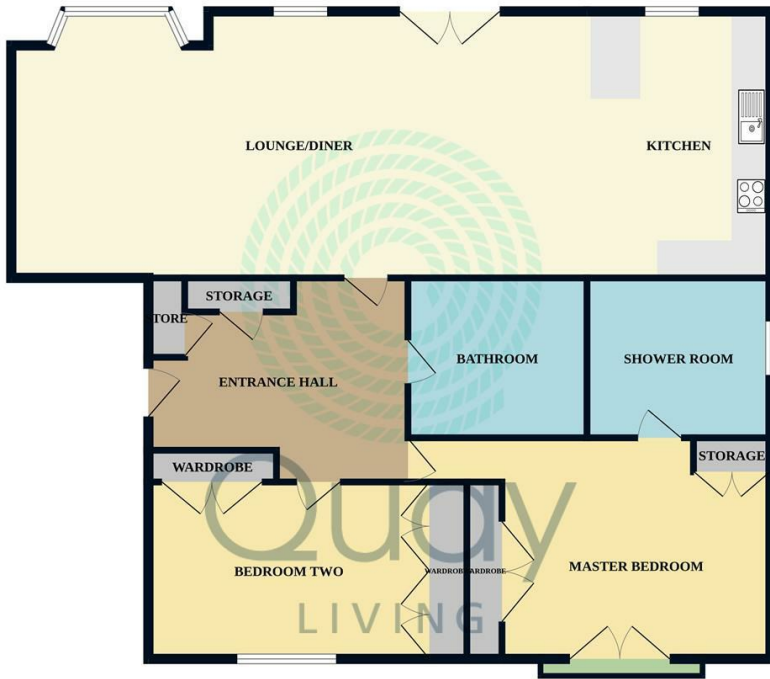
Material: A traditional construction with concrete floors, brick elevations and predominantly pitched, tiled roofs.

Broadband: Standard 17 Mbps 1 Mbps Good Superfast Not available Not available Unlikely Ultrafast Not available --

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



FIRST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only. Made with Metroplan ©2024



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	77	79
(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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