



**Adams Close, Poole, BH15 4FF**

**Guide price £245,000**

POOLE, £245,000. Take a look at this modern and spacious leasehold apartment located close to Poole Quay. This well presented second floor purpose built apartment has neutral decor throughout. There is lift access to the second floor level. It has a light and airy open plan lounge kitchen reception room with views towards the quay and waters edge. There is a modern kitchen fitted with integrated appliances. Two modern bathrooms, one being en suite shower room to the principle bedroom. Grey coloured flooring to most of the rooms and carpet to the bedrooms. Tiled flooring to the bathrooms. Double glazing and gas central heating via a combi boiler. This apartment also has an allocated parking space. Council Tax band C. The property is being offered with NO FORWARD CHAIN and would make an ideal First Time Buy. EPC & floor plan to follow.



## ENTRANCE HALL

13'6" x 11'3" x 8'9" (4.12 x 3.44 x 2.69)

Wooden front door leading into the spacious L shaped entrance hall. White ceiling, white walls and grey wood look flooring. Ceiling lighting. Wall mounted entry telephone, light switches. Built in cupboard with two wood coloured doors, providing space and plumbing for washing machine and space for tumble dryer, shelving and fuse box inside. Radiator. Doors to all rooms.

## OPEN PLAN LOUNGE KITCHEN RECEPTION

22'3" x 11'8" (6.79 x 3.58)

Wooden door leading into this spacious, modern, light and airy room. White ceiling and walls and continuation of the grey flooring. This open plan room is fantastic for entertaining, with the kitchen dining area to one end and the lounge to the other. There are plenty of double glazed windows, which create natural light into the room. Views towards Poole Bridge and Sunseeker. All windows with fitted blinds. Light switches, plug sockets and TV socket.

The kitchen is a real feature with grey fronted units and white grey marble pattern laminate worktops. Under cupboard lighting. White tiled splash backs. Integrated fridge freezer, dishwasher, electric hob and electric oven with an integrated extractor above. The combi boiler is housed in one of the cupboards. Plenty of cupboards and drawers. Room for a dining table and chairs to the kitchen area. Radiator.

Opening into the lounge part of the room there is plenty of space for seating.

## BEDROOM ONE (PRINCIPLE)

10'0" x 11'1" (3.05 x 3.40)

Wooden door leading into this double bedroom with white ceiling and walls and fitted beige carpet. Double glazed windows with fitted blinds overlooking to the side aspect with views across to Poole. Radiator. Ceiling lighting. Light switch and plug sockets. Door leading into en suite.

## EN SUITE SHOWER ROOM TO PRINCIPLE BEDROOM

7'1" x 5'1" (2.16 x 1.55)

Wooden door leading from the bedroom into this modern en suite shower room. White ceiling, decorative white tiled walls and ceramic white tiled flooring. Ceiling lighting. Double width shower cubicle with fixed and sliding door with wall mounted shower, fully tiled walls and white shower tray. White wc with seat and lid, inset sink with chrome effect fittings. Wall inset mirror. Wall mounted radiator.

## BEDROOM TWO

10'9" x 8'5" (3.29 x 2.57)

Wooden door leading into this double bedroom with side facing aspect and views across to Poole bridge. White ceiling and walls and fitted beige coloured carpet. Double glazed windows with fitted blinds. Ceiling lighting. Light switch and plug sockets. Radiator.

## BATHROOM

7'1" x 13'6" (2.17 x 4.12)

Wooden door leading into this contemporary bathroom with white ceiling, emulsion painted and tiled walls and tiled white flooring. This bathroom has a white suite consisting of bath with chrome effect fittings, shower fitting and glass shower screen. There is a wc with seat and lid and cistern, and a sink with chrome effect fittings. Radiator. Ceiling lighting. Mirror.

## PARKING

One allocated parking space no. 18 in open parking area.

## TENURE

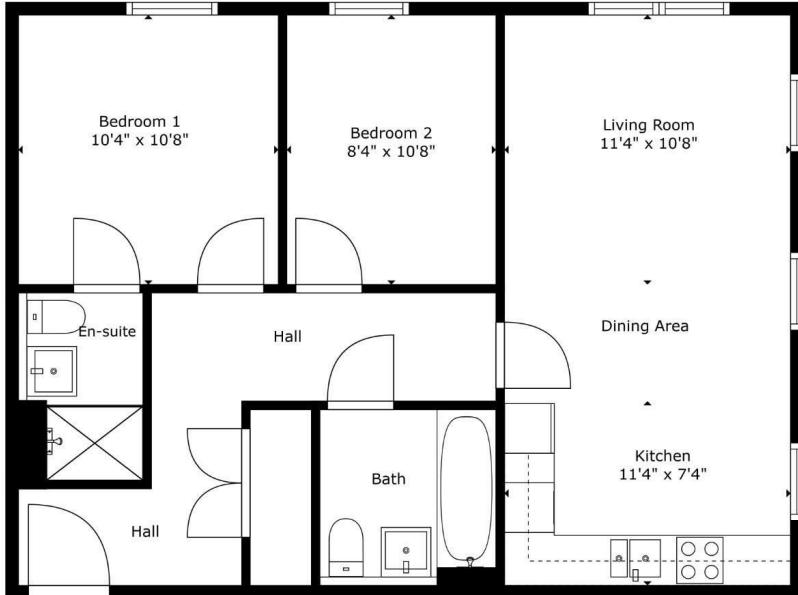
The property is a leasehold with 142 years remaining

Management charges are approx. £1321.30 per annum

Ground Rent £255.00 per annum

Council Tax Band C





		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	86	86
(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		EU Directive 2002/91/EC	

		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	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 & Wales		EU Directive 2002/91/EC	

TOTAL: 693 sq. ft  
FLOOR 1: 693 sq. ft

Whilst Every Attempt Has Been Made To Ensure The Accuracy Of This Floor Plan, All Measurements Are Approximate And For Display Purposes Only. Created By Property Photography Group.



## Consumer Protection from Unfair Trading Regulation

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A Buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment with the agent to view before embarking on any journey to see a property.

## Please Note:

1: MONEY LAUNDERING REGULATIONS – Prospective buyers will be asked to produce proof of identity documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2: These particulars do not constitute part or all of an offer or contract. 3: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 4: Potential buyers are advised to recheck the measurements before committing to any expense. 5: Thacker & Revitt have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 6: Thacker & Revitt have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. 7: These particulars are issued in good faith, they are intended as to be used as a guide to the property and should be independently verified by prospective buyers.

## Viewings

Strictly by appointment through this office: Thacker & Revitt 478 Ashley Road, Poole, Dorset. BH14 0AD



Professionals in  
Residential Sales  
and Lettings

T: 01202 748999 • F: 01202 748545

email: sales@thackerandrevitt.co.uk

email: lets@thackerandrevitt.co.uk

www.thackerandrevitt.co.uk

Partners: M.I. Thacker & H.J. Revitt • VAT No. 896 2245 88