



Flat 4, 17 Jefferson Avenue, Hamworthy, Poole, BH15 4FN

**£185,000**

- First Floor Apartment
- Lift Serviced Block
- Modern Finish
- Sought After Development
- Central Heating
- One Double Bedroom
- Allocated Parking Space
- Well Appointed Kitchen
- Close to Train Links
- No Forward Chain!

# 17 Jefferson Avenue, Hamworthy BH15 4FN

NO FORWARD CHAIN! Ideal first-time-buy or investment purchase. This immaculately presented, first floor apartment with ALLOCATED PARKING is situated within a sought after modern development close to Poole Quay.



Council Tax Band: B



## JEFFERSON AVENUE

This immaculately presented, first floor apartment is situated within a sought after modern development that offers easy access to frequent train links and the popular Quayside. The modern accommodation comprises one double bedroom, open plan living area with a well appointed kitchen and separate bathroom. Further benefits include an allocated parking space, further visitors spaces on a first come first served basis, utility cupboard, central heating and UPVC double glazing. In our opinion this property would make an low maintenance buy to let investment or first time purchase. The property is offered for sale with no forward chain and internal viewing is encouraged at your earliest convenience - call us to arrange!

### KITCHEN/LIVING ROOM

23'6" x 9'5" (7.16 x 2.87)

### BEDROOM

16'3" x 10'11" (4.95 x 3.33)

### BATHROOM

7'3" x 6'10" (2.21 x 2.08)

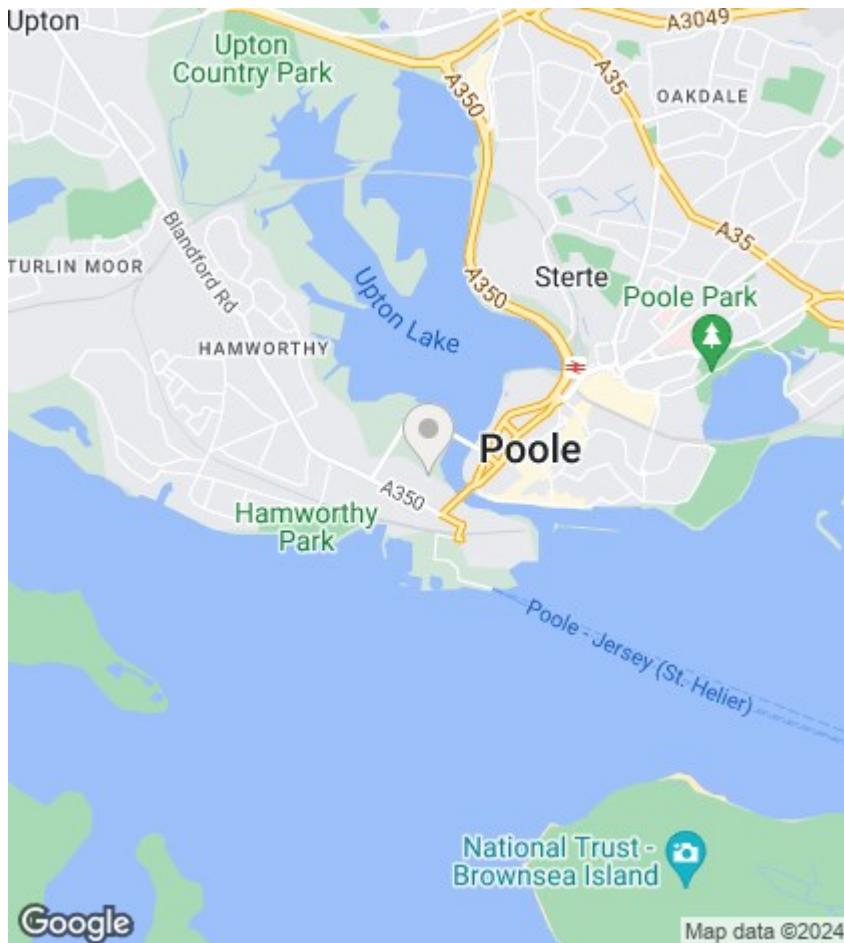
### AGENTS NOTE

Lease: 150-year lease from 1st January 2017 (145yrs remaining)

Service Charge: Approx £162 per month

Ground Rent: £190 per year

No holiday lets permitted



## Directions

Will be meeting her partner Darryl Morrell (his late mothers property) - 07736 845959

## Viewings

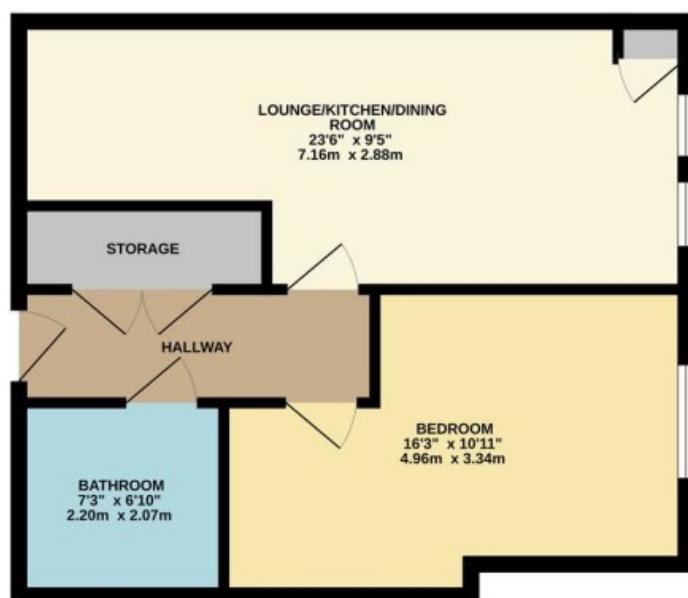
Viewings by arrangement only. Call 01202 622101 to make an appointment.

## EPC Rating:

B

| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   | 81                      | 81        |
| (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 |           |

GROUND FLOOR  
467 sq.ft. (43.4 sq.m.) approx.



TOTAL FLOOR AREA: 467 sq.ft. (43.4 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the information contained in this brochure, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misdescription. The information contained in this brochure is for guidance purposes only and should not be relied on as a prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.  
Floor plan: Marchant C2023