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FINE & COUNTRY
Homes from Edwards

Moriconium Quay, Lake Avenue
Poole, BH15 4QP

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Lake Avenue
Poole, BH15 4QP*

Asking Price Of
£700,000

- Breath-Taking Harbour Views
- Extensively Re-Modelled In 2012
- Incredible Penthouse Duplex Apartment
- 3 Double Bedroom Suites
- 3 Beautiful Bath/Shower Rooms
- Fabulous Sleek & Stylish Fitted Kitchen
- Wonderful Large S/Westerly Balcony
- Garage & 2 Parking Spaces

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A unique landmark development, a truly exceptional location and fabulous views, are just a few features of Moriconium Quay.

Moriconium Quay comprises 105 units, a mixture of apartments and town houses, gradually built around a marina which was created in the early 1990's. This private gated development is unique in its appearance, set around a marina with manicured grounds and block paved walkways, giving a flavour of the Mediterranean within the heart of Dorset.

Offered for sale is in our opinion, is one of the very finest units, offering simply breath-taking views over the marina to the Purbeck Hills and Arne Reserve beyond.

This exceptional penthouse apartment was extensively re-modelled in 2012, creating the most beautiful bright and spacious master suite measuring over 500 square feet (similar in size to a sizable one bedroom apartment). This versatile extension has a separate utility room that could be very easily be used as a kitchenette, giving the option of using it as additional accommodation. It also comprises a comprehensive range of built-in high quality wardrobes and a beautiful sleek and stylish en-suite shower room with Porcelanosa wall tiling and Aqualisa 'smart' remote shower unit with body-jets.

Further improvements include a stunning re-fitted kitchen with Miele oven and matching combination oven, a plate warming drawer and profiled solid granite worktops. It also comprises an integrated fridge, freezer and built-in induction hob with 'super

quiet' contemporary style extractor fan.

The remaining bedrooms both have the benefit of their own private en-suite shower/bathrooms, fitted in a similar style and quality as the master suite. They also both feature very useful built-in bedroom furniture.

The heart of this wonderful home is its fantastic full width living space that has an elevated south westerly aspect. From here you can sit and enjoy the gorgeous views through a wall of windows, over the impeccably kept marina, and across Poole Harbour to the Purbeck Hills beyond. These fabulous views can also be enjoyed from your own private 6 metre balcony with its remotely operated awning.

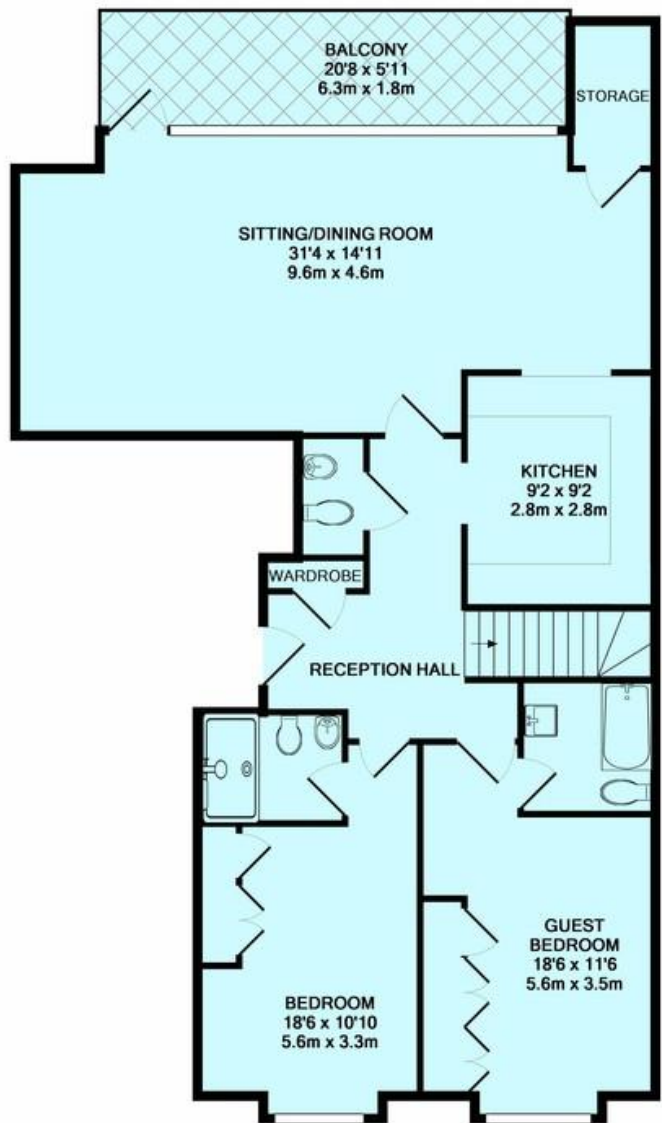
This fine duplex apartment further benefits from a share in the freehold, gas central heating, double glazing, a cloakroom/4th wc and a secure video entry system.

A private garage and two parking spaces are conveyed with the apartment and there are plenty of visitor spaces provided.

The private mooring is in the favoured 'outer' marina, it measures approximately 11 metres with power and water (separately charged).

The vibrant heart of Poole Quay with its mix of shops bars and restaurants, as well as a mainline train station are both within 1.5 miles, whilst Lake Yard marina with its lovely waterfront restaurant and bar is just a two minute walk away.

Exceptional service from an exceptional estate agency



4TH FLOOR
APPROX. FLOOR
AREA 1317 SQ.FT.
(122.4 SQ.M.)



3RD FLOOR
APPROX. FLOOR
AREA 540 SQ.FT.
(50.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1857 SQ.FT. (172.6 SQ.M.)

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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