



87 Moriconium Quay

Lake Avenue, Hamworthy, Poole, BH15 4QP



EST. 1977

KEY DRUMMOND

ESTATE AGENTS



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****VIEW OUR VIDEO TOUR - STUNNING APARTMENT **** A spacious first-floor apartment located in a highly sought-after gated marina development. The apartment is situated in an elevated position, allowing for breathtaking views from the open-plan living dining room. The floor-to-ceiling windows flood the room with natural light and provide stunning views overlooking Poole Harbour towards Arne. As you enter the first-floor apartment, you will be greeted by a welcoming entrance hallway, which provides access to two storage cupboards. The hallway also features a wall-mounted video intercom system, providing an added layer of security and convenience. The modern white fitted kitchen is a standout feature of the apartment, with a unique port-hole window and integral appliances. This space is perfect for cooking and entertaining, with plenty of storage and counter space. The kitchen seamlessly flows into the living and dining room, creating a spacious and airy feel. The master bedroom is generously sized and offers ample fitted storage further benefitting from an en suite bathroom and access to the second balcony. The second bedroom is also a large double with fitted storage, offering plenty of space for guests or a home office. In addition to the private garage located in a nearby block, the apartment also comes with allocated parking for one car and visitors parking providing convenient and secure parking options. The block has recently undergone an external decoration project in 2023, ensuring a well-maintained and attractive exterior. With a spacious 1,250 sq ft layout and lift access, this first-floor apartment offers a comfortable and luxurious living experience. The vacant possession allows for a stress-free move, making this the perfect opportunity to make this prime location apartment your new home.

Guide Price: £435,000, Tenure: Share of Freehold



Hallway

Kitchen: 4.2 x 2.7 (13'9" x 8'10")

Lounge/Dining Room: 7.4 x 4.3 (24'3" x 14'1")

Balcony:

Master Bedroom: 5.1 x 4.8 (16'8" x 15'8")

En Suite:

Balcony:

Bedroom Two: 4.9 x 4.1 (16'0" x 13'5")

Shower Room:

Tenure

Tenure: Share of Freehold

Lease: 999 Year Lease from 2008

Service Charge: £5,926.50 per year (Includes building insurance, estate manager, block cleaning, window cleaning, lift maintenance, and communal ground maintenance).

No Holiday Lets Allowed

Postcode: BH15 4QP

EPC: B

Council Tax: G







Key Drummond Properties

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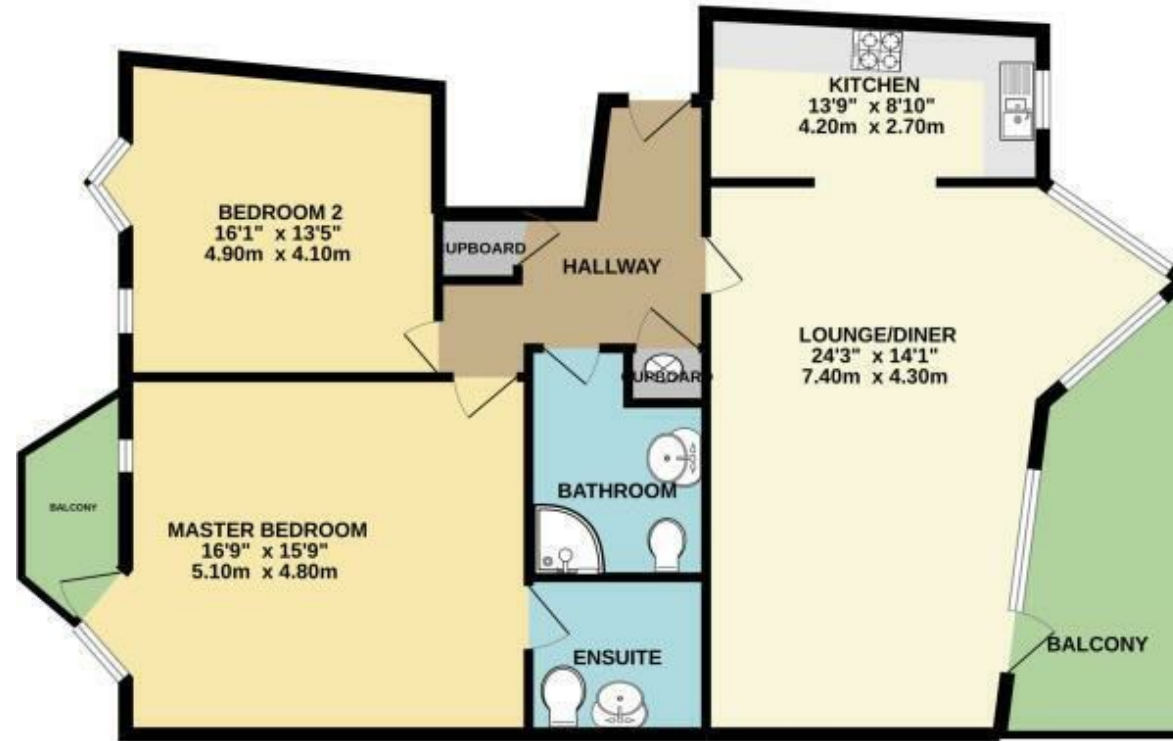
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FIRST FLOOR



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(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	



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