



Penthouse, 86 Dolphin Quays

The Quay, Poole, BH15 1HH



EST. 1977

KEY DRUMMOND

ESTATE AGENTS



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**** STUNNING PENTHOUSE APARTMENT **** The luxurious duplex penthouse, situated on the fifth floor, enjoys a picturesque setting overlooking Poole Harbour, Brownsea Island, and the stunning Purbecks beyond. Upon entering, you are welcomed by a spacious entrance hall featuring a utility cupboard, ample storage, a family bathroom, and access to three generous double bedrooms. Each bedroom offers balcony access, with two boasting en-suite bathrooms. The highlight of this apartment is the first floor, distinguished by its soaring double-height ceilings and breathtaking vistas. The layout encompasses a contemporary kitchen equipped with high-end Miele and Fisher & Paykel appliances, complemented by a built-in breakfast bar. A sizable living/dining room opens onto two terraces, both showcasing enchanting harbour views. An additional mezzanine floor, accessed from the living room, leads to a separate lounge area, office space, and balcony, affording panoramic 180-degree views of the harbour. Included with this property are two parking spaces for added convenience.

Guide Price: £1,250,000, Tenure: Leasehold



Entrance Hallway:

Kitchen: 5.46 x 3.01 (17'10" x 9'10")

Utility Room:

Lounge: 7.93 x 7.06 (26'0" x 23'1")

Two Balconies:

Master Bedroom: 6.87 x 5.30 (22'6" x 17'4")

En-Suite Bathroom:

Balcony:

Bedroom Two: 4.65 x 3.88 (15'3" x 12'8")

En-Suite Shower Room:

Balcony:

Bedroom Three: 4.89 x 4.88 (16'0" x 16'0")

Balcony:

Family Bathroom:

Mezzanine Lounge: 6.58 x 3.25 (21'7" x 10'7")







Balcony:

Tenure

Tenure: Leasehold

Lease: 110 years remaining

Service Charge: £15,600 per year

Ground Rent: £1,000 per year

Postcode: BH15 1HH

Pets Allowed

EPC: C

Council Tax: E

School Catchment Area: Please contact BCP for current admission information

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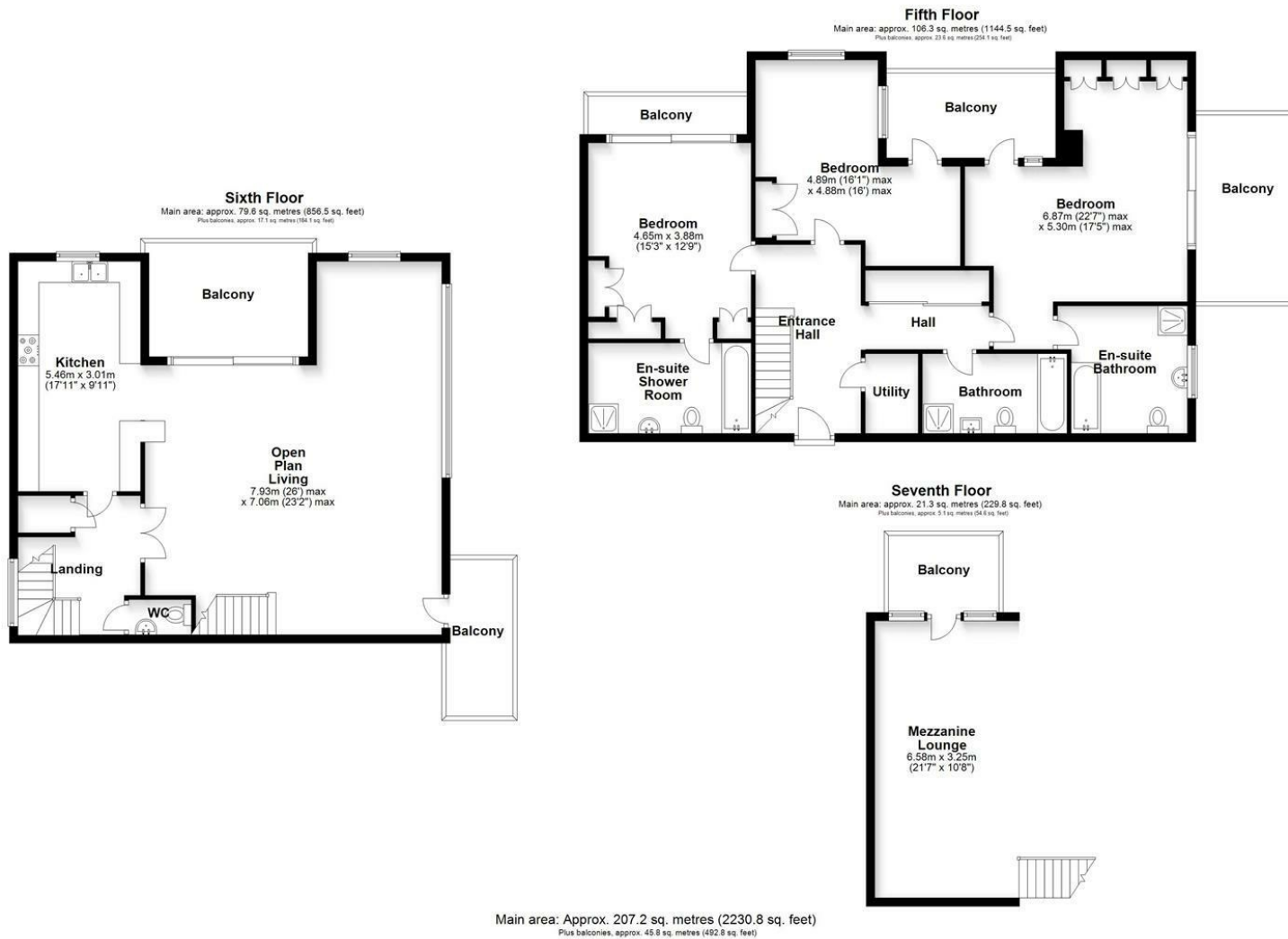
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		76	76
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

