



22 Moriconium Quay, Lake Avenue, Poole, Dorset, BH15 4QP

Asking Price **£595,000**

- Three Double Bedrooms
- Harbour & Marina Views
- Private Terrace
- En-Suite Shower
- Spacious Accommodation
- Garden Apartment
- 12 Metre Mooring
- Allocated Parking & Visitors
- Stunning Throughout
- Must Be Seen!

22 Moriconium Quay, Poole BH15 4QP

SIMPLY STUNNING WITH AMAZING VIEWS AND PRIVATE MOORING! A beautifully presented and spacious, three double bedroom ground floor apartment set within the exclusive Moriconium Quay marina.

3 2 0 C

Council Tax Band: G



MORICONIUM QUAY

We are delighted to offer for sale this beautifully presented and spacious three double bedroom ground floor apartment set within the exclusive Moriconium Quay marina. Situated on the shores of Poole Harbour with 24 hour deep water access, the marina is securely gated and has beautifully landscaped grounds with wonderful views out to sea. The light and airy accommodation comprises; three double bedrooms with en-suite to bedroom one, a stunning living/dining room with large windows and doors overlooking the marina, modern kitchen, family bathroom and allocated parking in addition to the ample visitors parking.

This luxurious and exclusive private marina development nestled on the water's edge of Poole's inner harbour consists of a selection of Mediterranean-style town houses and apartments surrounding a beautifully landscaped marina. Poole Quay and town is within a 2 mile radius and is host to an array of amenities, restaurants and bustling nightlife. Brittany and Condor ferries provide services to Cherbourg, Guernsey, Jersey & St Malo, whilst Poole train station has national rail services and links.

A twelve metre mooring (Berth 78) is situated in the outer marina of Moriconium Quay offering 24 hr deep water access with power and water to each berth.

Viewing of the property is essential to appreciate the quality of accommodation and lifestyle on offer. This can be arranged by calling the sole agents at your earliest convenience to avoid disappointment.

LIVING ROOM

24'6" x 13'10" (7.47 x 4.22)

KITCHEN

11'7" x 7'11" (3.53 x 2.41)

BEDROOM ONE

14'3" x 12'7" (4.34 x 3.84)

EN-SUITE

BEDROOM TWO

14'3" x 11'2" (4.34 x 3.4)

BEDROOM THREE

17'5" x 7'9" max (5.31 x 2.36 max)

BATHROOM

Estate Charges

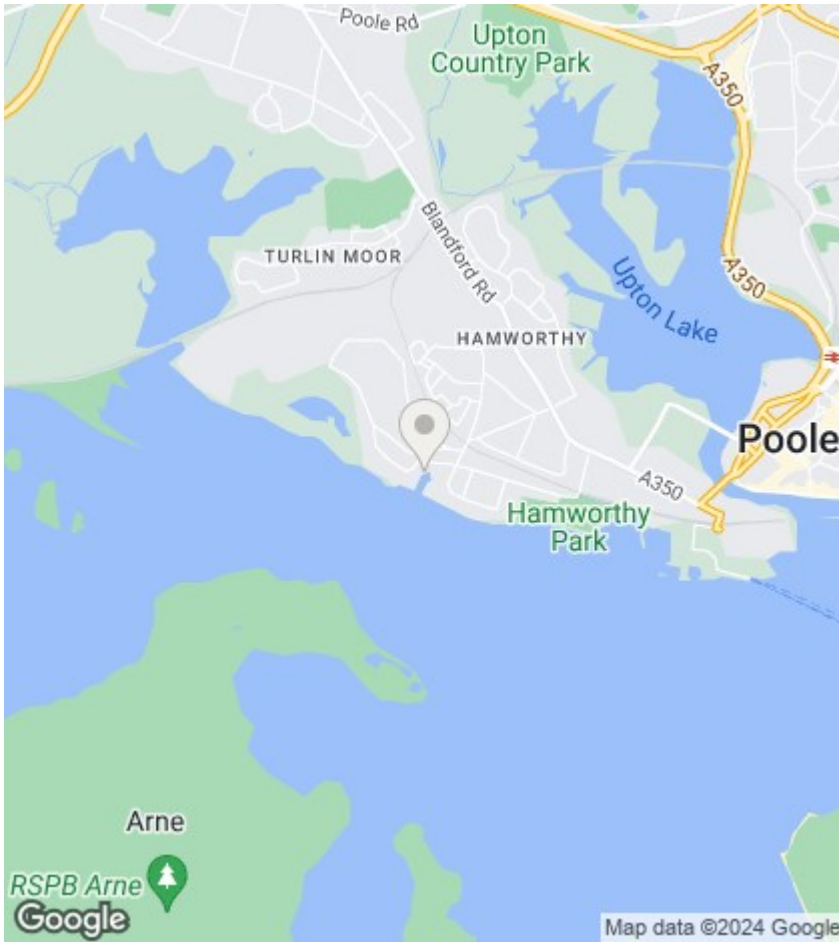
6 months charges:

Estate Costs: £909.32

Phase 7 Service charge: £1,837.52

Outer Berth Charge £1,692.03

Total: £4,438.87



Directions

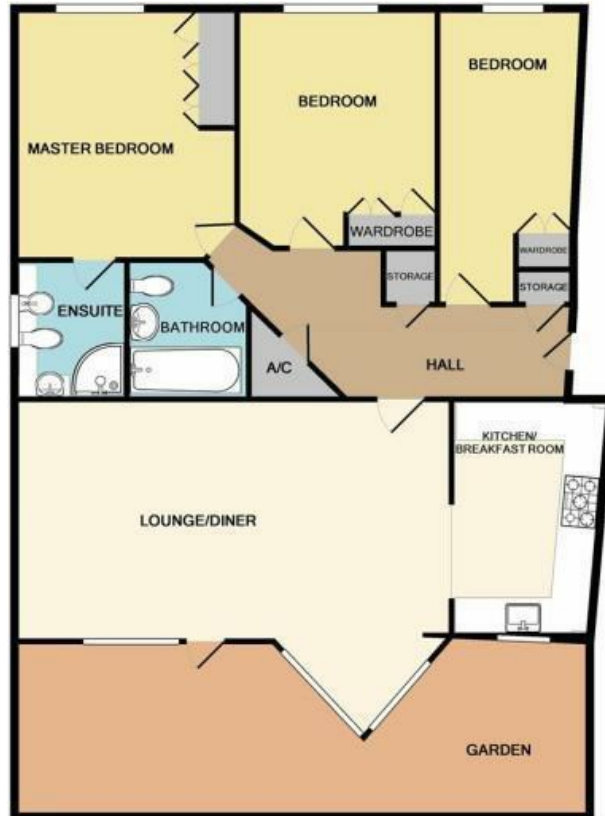
Viewings

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

EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		76	79
(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	



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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