

9 Moriconium Quay, Lake Avenue
Hamworthy, Poole, Dorset, BH15 4QP



LUXURY &
PRESTIGE
Exclusive Properties

Introduction

£850,000

All of our properties are presented with a professionally produced one minute video, personally introduced by a member of our team as well as a fully interactive 3D tour.

Of course, if you would like more information, or would like to arrange a viewing, please contact us on the details below:

01202 007373

info@luxuryandprestige.co.uk
www.luxuryandprestige.co.uk



Please click on the image above to view our short video introduction to this property.

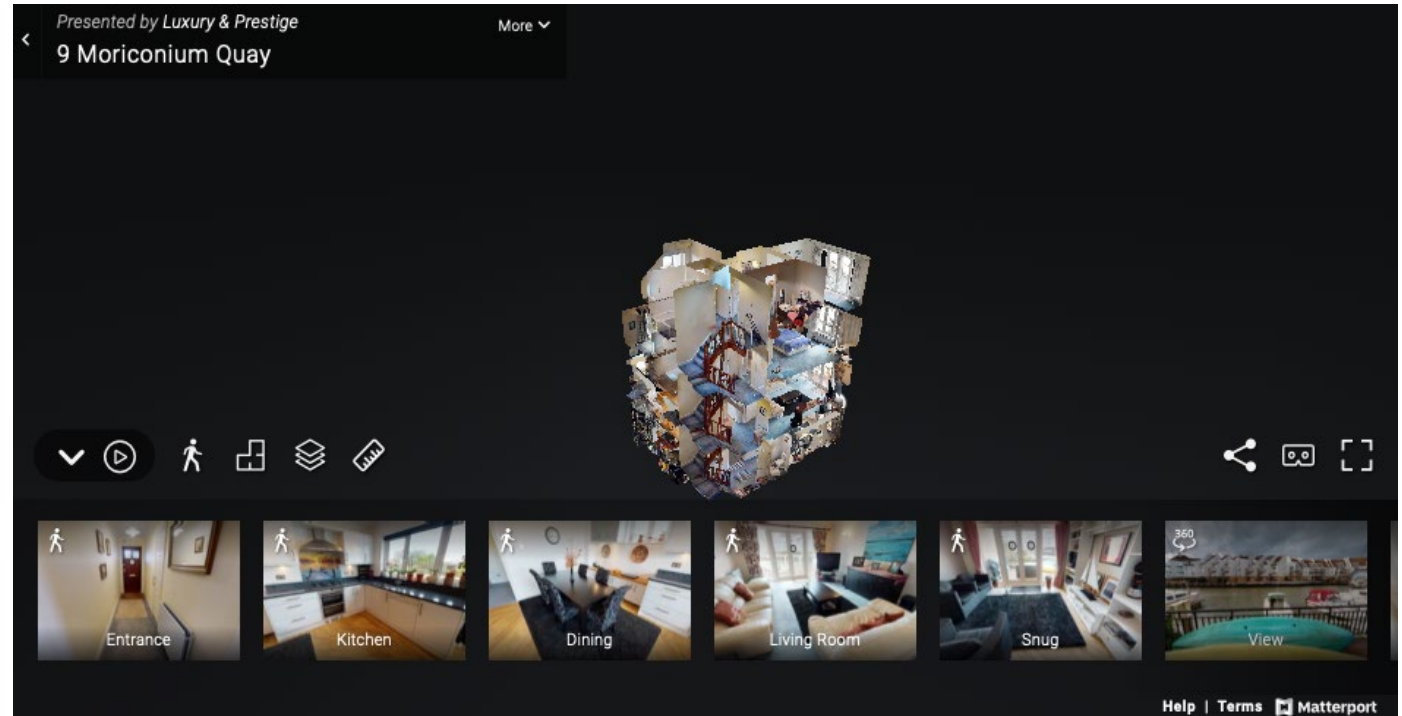
Interactive 3D Tour

Can't wait to view in person?

Simply click on the thumbnail opposite to take a step inside and explore this beautiful home.

This fully immersive experience allows you to 'click and drag' your way through the property at your own pace.

It is best viewed on a desktop screen or in landscape mode on your smartphone or tablet.





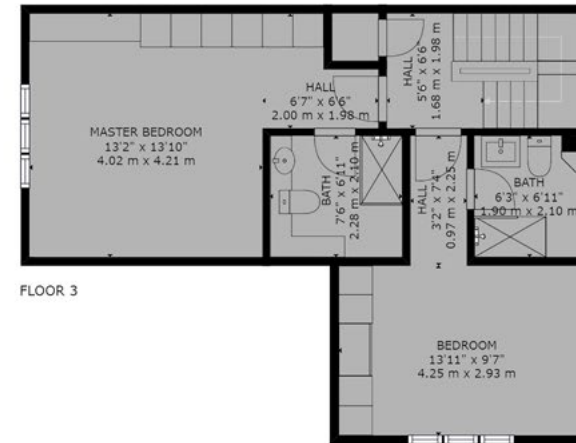
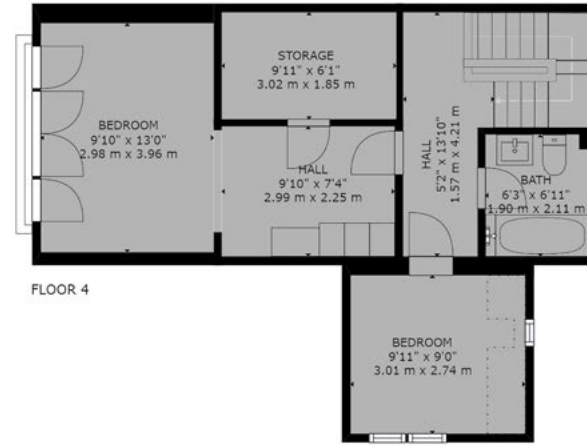
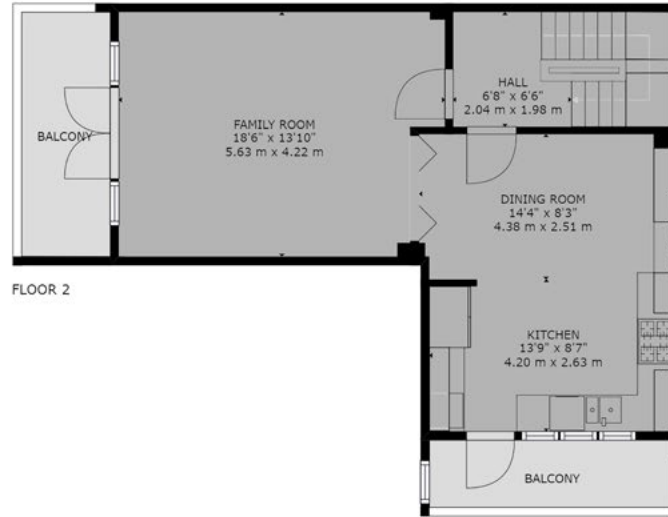












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GROSS INTERNAL AREA
FLOOR 1: 391 sq. ft, 36 m², FLOOR 2: 570 sq. ft, 53 m²
FLOOR 3: 573 sq. ft, 53 m², FLOOR 4: 507 sq. ft, 47 m²
GARAGE: 157 sq. ft, 15 m²
TOTAL: 2198 sq. ft, 204 m²
EXCLUDED AREAS: REDUCED HEADROOM BELOW 1.5M: 17 sq. ft, 2 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Summary

Imagine how much easier it would be to use your boat if it were moored at home on its very own 13m berth with 24 hour deep water access? Come in from a day on the water and step up onto your own sun terrace for that well deserved sundowner. This fantastic freehold townhouse is nestled in the waterside gated development of Moriconium Quay with fabulous harbour views and its own 13m marina berth. A private driveway, single integral garage and a light spacious floorplan laid out over 4 floors makes this a wonderful main or second home for boating enthusiasts.

This attractive and comfortable waterside home boasts beautiful harbour and marina views and offers 4 double bedrooms, 2 of which are en suite, an open plan kitchen/dining room with balcony, a first floor sitting room with balcony as well as a ground floor family/yachting room with its own en suite shower and a spacious terrace for outside dining with steps down to your very own private berth. Moriconium Quay opens directly onto Poole Harbour with no bridges between you, the harbour and the open sea.

- 13 metre pontoon berth
- 24 hr deep water access
- Waterside development
- Open plan kitchen/dining room
- Sun terrace and two balconies
- Integral garage and driveway
- Communal visitor parking
- Freehold
- Four double bedrooms
- Three bathrooms

Guide Price: £850,000

Tenure: Freehold

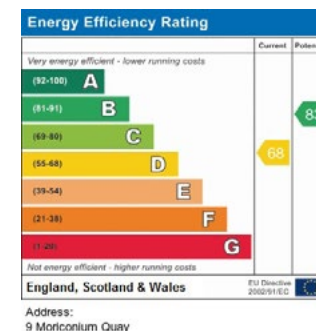
Stamp Duty: Main Home £17,500*
Additional Home £43,000*
(*based on guide price)

Lease Length: N/A

Maintenance: £4,560pa

Council Tax: Band G
(2020/2021 £3,026.49)

Energy Performance Certificate:



Get in Touch....



IN PERSON:

We are located at 15 Haven Road, Canford Cliffs, Poole, BH13 7LF. We would love to see you for a cup of tea or coffee.

BY PHONE:

01202 007373

BY EMAIL:

info@luxuryandprestige.co.uk

PROPERTY REF:

0519



IMPORTANT NOTICE

Luxury and Prestige Realty Ltd wishes to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded; they are taken between internal wall surfaces and therefore include cupboards/shelves etc. Accordingly they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

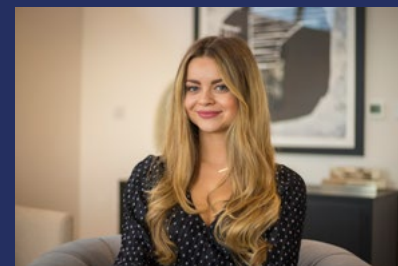


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