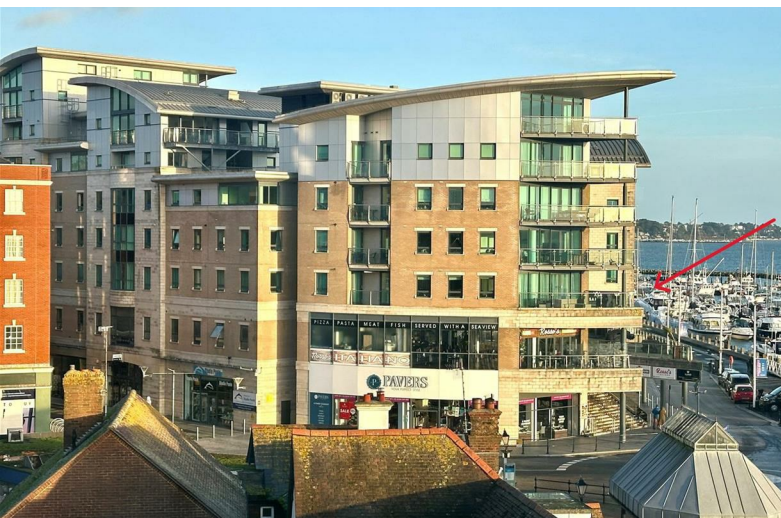


01202 683444

Orchard Plaza, 41 High Street
Poole, Dorset, BH15 1EG

www.quayliving.co.uk



1 Dolphin Quays

Poole, Dorset, BH15 1HH

£799,950 Leasehold



- **Stunning Waterfront Views across Poole Harbour and Brownsea Island**
- **Sun Terrace with Two Further Balconies**
- **Family Bathroom**
- **2 Secure Gated Undercover Parking Spaces**
- **EPC Rating B**
- **3 Double Bedrooms, Two with En-suites**
- **Large Open-plan Living room/Diner**
- **24-Hour Concierge**
- **Council Tax band G (Predicted)**
- **NO ONWARD CHAIN**

Part of the prestigious Dolphin Quays development situated on Poole Quay. This is a luxurious three double-bedroom, three-bathroom apartment located on the second floor, with stunning 180-degree views across Poole Harbour and beyond. Dolphin Quays' marble-lined foyer offers a 24-hour uniformed concierge and the property benefits from 2 secure tandem on-site car parking spaces.

The Quay offers a superb selection of cafes, local bars and restaurants, wonderful walks around the Harbour, and ferries departing from the quayside regularly to beautiful Brownsea Island and Sandbanks, and beyond. Offered with no forward chain, viewing is highly recommended.



Hallway 16'4" x 15'0" (max measurements) (4.98 x 4.58 (max measurements))

A spacious wood paneled floored entrance hall with recessed spotlights. Doors off to principal rooms. Storage cupboard and further cupboard housing the hot water cylinder.

Living Room Diner 37'0" x 17'11" (max measurements) (11.28 x 5.47 (max measurements))

Adjoining the kitchen is this superb most spacious water front open-plan lounge/diner with sun terrace access and direct quay front views towards Brownsea Island and Poole Harbour beyond. A side aspect addition window sits adjacently alongside the triple front aspect patio doors. Multi-sequence halogen ceiling spots lights, two radiators, well presented throughout with carpet flooring. Open plan configuration leads into the Kitchen area.

Sun Terrace

Sliding patio doors lead out from the living room onto an extensive south facing decked sun terrace, enjoying the breathtaking front line harbour views.

Kitchen Area 13'4" x 9'3" (4.07 x 2.83)

A top-quality Miele fitted kitchen with Miele appliances, including a gas 4-burner hob beneath a glass and stainless steel canopy. Electric oven, integrated dishwasher, full-height fitted fridge/freezer. Ceiling spotlights and additional under-unit lighting. A range of flat-fronted cream base cupboard and wall storage units. 1 1/2 bowl stainless steel sink and drainer with chrome mixer. Cream ceramic-tiled floor. Side aspect glazed door leading the kitchen/Bed 2 shared access balcony. Storage cupboard housing the Vaillant boiler.

Kitchen Balcony

The kitchen provides access to a 'jack & Jill' styled balcony, accessed also from the from bedroom 2 with delightful views across Poole Quay.

Bedroom 1 17'6" x 14'4" (max measurements) (5.34 x 4.38 (max measurements))

This well-proportioned spacious double Master Bedroom featuring full height windows & balcony overlooks views to the harbour. Double fitted wardrobe carpet flooring, twin ceiling lights, wall light & radiator. Door to en-suite:

Master En-suite 17'6" x 14'4" (5.34 x 4.38)

A white three-piece suite with an over-sized bath with central mixer tap, a wash basin with wall-mounted mirror over, a concealed cistern low level WC, plus a separate shower cubicle with glazed door and chrome mixer controls. White towel rack. Cream tiled walls and floor. Recessed ceiling spotlights. Extractor fan.

Balcony

The Master bedroom provides access to a glass-balustraded balcony with delightful water views through to Poole Harbour.

Bedroom 2 15'0" x 12'0" (max measurements) (4.59 x 3.67 (max measurements))

A well-proportioned double bedroom with access to a 'jack & Jill' styled balcony, accessed also from the kitchen. Fully fitted double wardrobes, inset spot light sand wall lights. Radiator. Carpet flooring.

Bedroom 2 En-suite 7'4" x 7'2" (2.26 x 2.19)

A white suite with a shower cubicle with glazed door and chrome mixer controls, a wash basin with wall-mounted mirror over, and a concealed cistern low level WC. White towel rack. Cream tiled walls and floor. Recessed ceiling spotlights. Extractor fan.

Bedroom 3 9'2" x 9'2" (2.81 x 2.80)

A well-proportioned double bedroom with ceiling light and wall lights, benefitting from a full-height window with quay views. Radiator. Carpet flooring.

Family Bathroom 8'7" x 5'0" (2.63 x 1.53)

A white suite with an over-sized bath (with shower over) with central mixer tap, a wash basin with wall-mounted mirror over, and a concealed cistern low level WC. White towel rack. Cream tiled walls and floor. Recessed ceiling spotlights. Extractor fan.

External

Two dedicated (Tandem) car parking spaces in the adjacent private multi-storey car park, accessed via a glazed bridge link directly into the development. Secure bike store.

Tenure

Leasehold - 105 Years remaining, with a share in landlord, Dolphin Quays (2009) Ltd.

Service Charge: £9,240 pa (2025)

Ground Rent: £1000 pa (2025) (doubling in 2040 and 20-yearly thereafter.

EPC Rating B

Council Tax Band G estimated

Material Information: Reinforced concrete-frame construction with concrete floors. External elevations mostly traditional brick and block, with areas of render and (predominantly high-level) decorative non-combustible rainscreen panels and Rockwool insulation.

Flood Risk: very low risk of surface water flooding

low risk of flooding from rivers and the sea

Broadband:

Standard 14 Mbps 1 Mbps Good

Superfast 62 Mbps 14 Mbps Good

Ultrafast 1000 Mbps 1000 Mbps

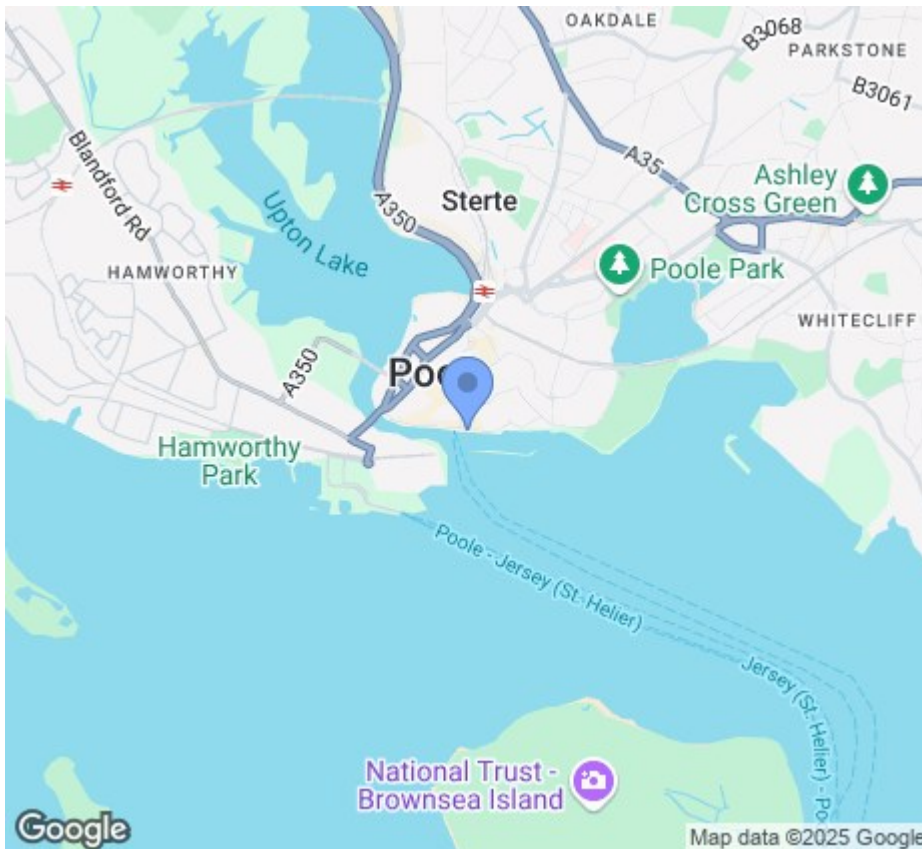
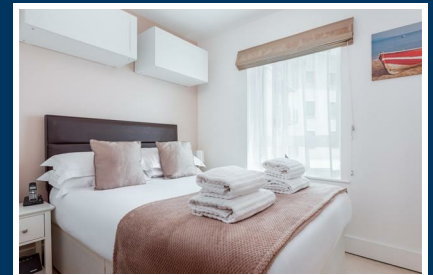
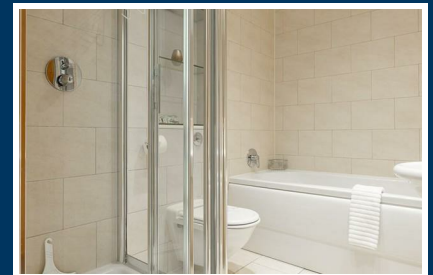


GROUND FLOOR



PANORAMA

Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Metropix G2024



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	85	85
	EU Directive 2002/91/EC	

Agent Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All representations including descriptions, dimensions and photos are given, in good faith and are believed to be correct, but any intending purchaser should not rely on them as statements or representations of fact but must satisfy themselves as to their correctness. Appliances and central heating systems have not been checked by Quay Living or their employees and we recommend that purchasers instruct a qualified person to check all appliances / service before legal commitment.

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