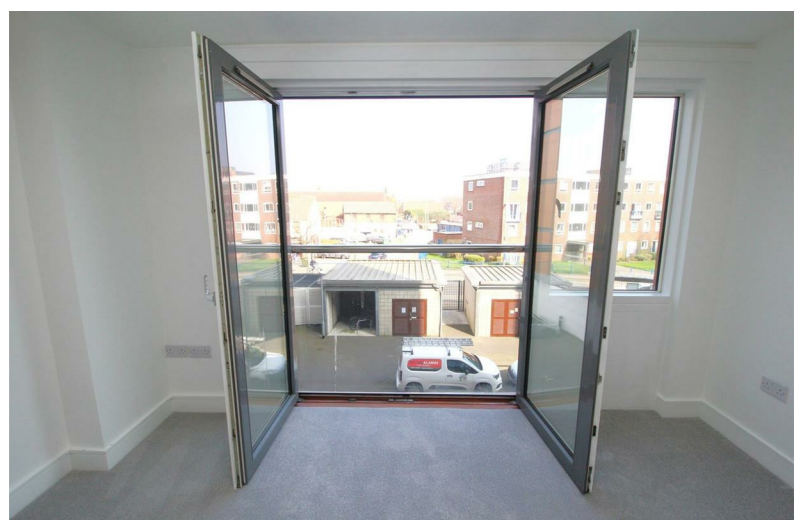


01202 683444

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

www.quayliving.co.uk



203 Orchard Plaza
Poole, Dorset, BH15 1EG
£179,950 Leasehold



- Two Double Bedrooms
- Fitted Kitchen With Appliances
- Newly Fitted Glow worm Boiler
- Lift Level Access
- EPC Rating B
- Close to Poole Quay
- Fully Redecorated Throughout
- New Carpet Throughout
- Council Tax Band C
- No Onward Chain

A second floor two bedroom apartment in the sought-after Orchard Plaza development, moments from Poole Quay and with the historic Old Town on its doorstep. Town centre shopping, Poole's mainline railway station, and the Lighthouse entertainment complex are all within convenient walking distance. Harbourside Park is perfect for afternoon strolls.



Hallway 11'7" x 8'2" (max) (3.55 x 2.49 (max))

Spacious entrance hall with door to full-height storage cupboard. Wall-mounted Entryphone and thermostat. Timber laminate flooring with matching internal doors, recessed ceiling spotlighting. Radiator.

Living room / Diner 6.21 x 3.85

A bright and airy sitting room with a Juliet balcony. Newly laid grey fitted carpet and vinyl kitchen flooring. Dual pendant light fittings, radiator, TV aerial and satellite points. Ample space for dining table and sofas with the kitchen area to the far end.

Kitchen Area

Modern and well-appointed kitchen with fitted gloss cabinets and drawers and contrasting granite effect surfaces with inset stainless steel sink and drainer. Ceramic tiled splashback. Gas hob with Bosch electric oven beneath and stainless steel extractor over. Integrated fridge/freezer & dishwasher & washing machine. Recessed ceiling spotlights.

Bedroom 1 3.60 x 2.90

Spacious double bedroom with double-glazed window and built-in wardrobe with timber-faced sliding doors. Pendant light fitting, radiator, TV and power points. Newly laid grey fitted carpet.

Bedroom 2 3.50 x 2.36

Double bedroom with double glazed window, pendant light fitting, radiator, TV and power points. Newly laid grey fitted carpet. Wall mounted Glow worm Boiler.

Bathroom 2.49 x 1.68

Spacious, modern bathroom with white three-piece suite. Recessed spotlighting, shower over bath with glazed shower screen and ceramic wall & vinyl flooring. Hand basin with mixer tap and mirror over. Shaver point. Push-button WC. Chrome heated towel rail.

Tenure

Leasehold for a term of 125 years from 2008 with 109 years unexpired.

Ground Rent - £250Pa. Reviewed in 2033 and 25-yearly thereafter to RPI.

Service Charge - £1235 Pa (2025)

Council Tax Band C

EPC Rating B

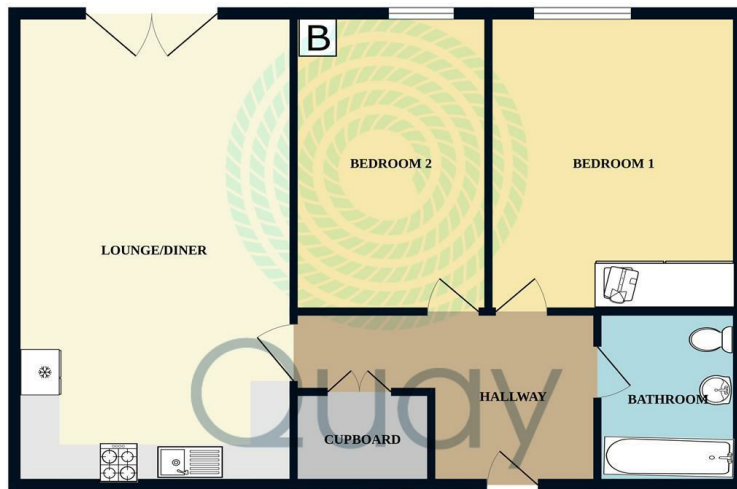
Flood Risk Level : Very Low

Material Information - Reinforced concrete-frame construction with beam-and-pot concrete floors. Penthouses of steel-framed construction under a profile-sheet metal roof. Non-combustible rainscreen-clad external elevations with solid aluminium exterior panels and Rockwool insulation. Gable ends finished in traditional brick and block.

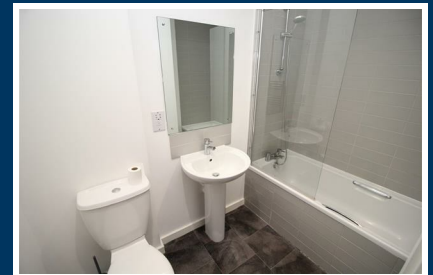
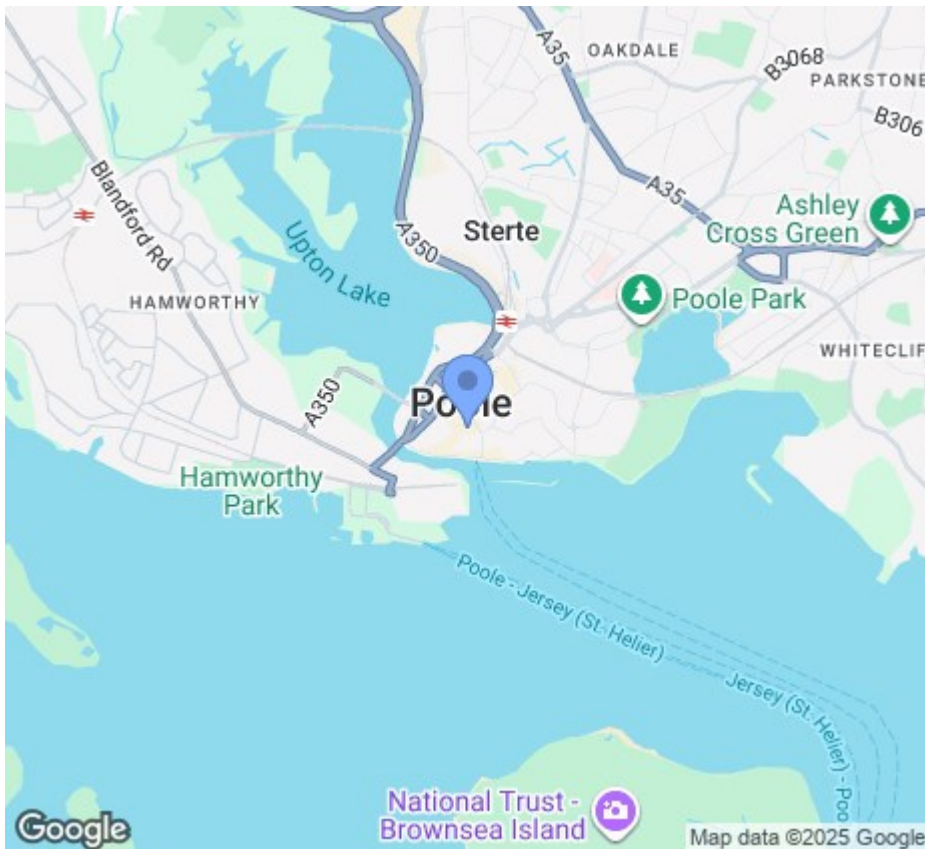
Broadband: Standard 17 Mbps 1 Mbps Good
Superfast Not available Not available Unlikely
Ultrafast 1000 Mbps 1000 Mbps Good



2ND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Mapbox ©2025



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	83	83
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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