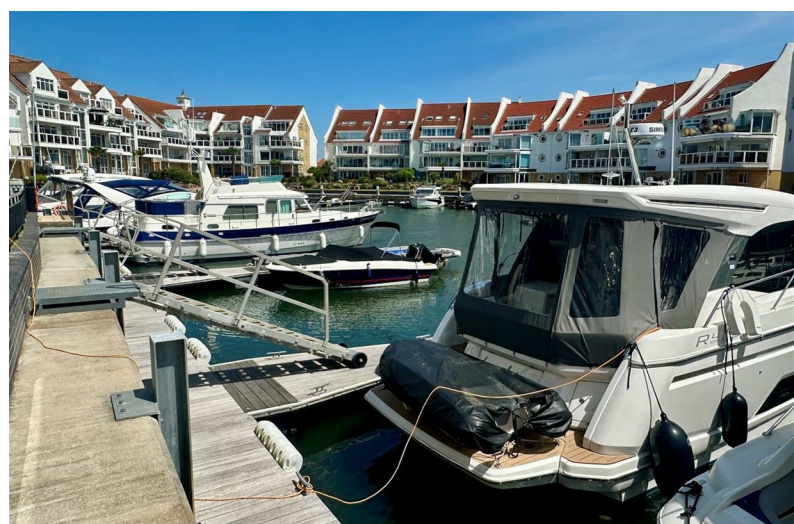


01202 683444

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

www.quayliving.co.uk



50 Moriconium Quay

Poole, Dorset, BH15 4QP

£720,000 Share of Freehold



- Spacious Marina Facing Corner Apartment
- Extensive Covered Clear Glazed Balcony
- Garage & 2 Allocated Parking Spaces
- Share Of Freehold
- Council Tax Band G
- 3 Double Bedrooms & 3 Bathrooms
- Inner Marina 13 M Berth
- Marina Views
- EPC Rating B
- No Onward Chain

A wonderful opportunity to acquire a desirable apartment in the prestigious Waterfront Marina development of Moriconium Quay. Offering both marina and harbour views from its spacious covered balcony, this generously sized three double-bedroom, three-bathroom apartment comes with its own 13 metre berth in the inner marina, as well as a garage, 2 additional parking spaces & further ample on-site visitor parking.

Presented in excellent order, this first-floor lift-accessed corner plot apartment is perfect for either full-time living or as a waterside lock-and-leave.

The property is conveyed with a share of the freehold.



Hallway 22'0" x 4'1" (max) (6.72 x 1.27 (max))

Accessed via the communal stairs and lift to the first floor, doors to principal rooms with pendant lighting, door entryphone, two storage cupboards and a separate airing cupboard housing the boiler and hot water cylinder.

Living Room/Diner 22'8" x 21'9" (max) (6.93 x 6.63 (max))

Encapsulating the magnificent marina & harbour views is an impressively proportioned living space, set in the heart of the property. Adjoining the kitchen, with bi-folding door access to the covered balcony & views. Carpet flooring, double pendant lighting & wall lights & radiator. Door access to a substantial-sized storage cupboard with light and power, which houses the tumble dryer.

Balcony 24'2" x 20'8" (max) (7.39 x 6.31 (max))

Accessed via bi-folding doors, this spacious covered balcony offers plenty of space for al fresco dining and casual seating. With terracotta floor tiles and clear glazed balustrading, the orientation of the balcony offers wonderful views over the marina and out to the harbour beyond. Two wall-mounted electric 2KW patio heaters.

Kitchen 11'4" x 7'4" (3.47 x 2.25)

Overlooking the marina sits the kitchen, with a comprehensive range of light neutral gloss finished fitted base cupboards, drawers, and wall units with integrated appliances & a tiled splashback. Contrasting worktops with an inset 1.5 bowl sink and drainer, ceramic hob with electric oven and extractor over. Fitted microwave, fridge/freezer, and dishwasher. Radiator. Inset ceiling spotlighting. Tiled flooring. An open archway leads into the living room.

Bedroom 1 19'7" x 11'5" (5.97 x 3.48)

An extremely spacious principal bedroom suite with dual aspect casement windows to the rear aspect & a generous range of fitted wardrobes. Carpet flooring. Radiator. Pendant lighting, Door to en-suite:

En-suite to Bed 1 10'2" x 6'4" (3.12 x 1.94)

A superbly designed en-suite presents a double shower with glazed doors and chrome mixer controls, a built-in vanity wash basin with storage & illuminated mirror over, a concealed cistern low level WC. Chrome heated towel radiator. Tiled walls and floor. Recessed ceiling spotlights. Extractor fan.

Bedroom 2 12'0" x 8'8" (3.66 x 2.65)

Another sizeable double bedroom overlooking the rear aspect with fitted double wardrobes, pendant lighting, and a radiator beneath. Carpet flooring. Door to en-suite:

En-suite to Bed 2 6'5" x 6'5" (1.98 x 1.96)

A generously proportioned, fully tiled shower room. Fitted corner shower, vanity unit with inset wash basin and mirror over, concealed cistern WC. Chrome heated towel radiator.

Bedroom 3 12'0" x 8'8" (3.66 x 2.66)

A further third double bedroom alongside bedroom two, to the rear aspect. Fitted wardrobes. Pendant lighting, carpet flooring, and radiator.

Family Bathroom 8'11" x 5'9" (2.74 x 1.77)

A generously sized family bathroom with a white three-piece suite, featuring an oversized bath (with central mixer tap & shower over) A vanity wash basin with illuminated wall-mounted mirror over, a concealed cistern low-level WC, plus a chrome heated towel radiator. Fully tiled walls and floor. Recessed ceiling spotlights. Extractor fan.

Inner Marina Berth 42'7" metres (13 metres)

A generous 13m berth is located in the inner marina with 24hr access, electric and water supply. Berth No. 41

Garage 20'7" x 9'9" (6.28 x 2.99)

Recently installed electric door (2024), Power & Lighting, Parking space in front of the garage, with a further allocated parking space & additional visitor parking on site.

Tenure

Leasehold for a term of 999 years (983 years remaining), with a share of the freehold.

Mooring Leasehold 125 Years.

Inner Marina Mooring Leasehold Fees - £2843.18 (2025)

Service & Estate Charges - £7203.04 (2025) (Reserve Fund inc.)

Ground Rent - £1

Environment Agency Flood Risk: Very low risk of surface water flooding; Very low risk of flooding from rivers and the sea

Broadband Speeds available: Standard 5 Mbps 0.7 Mbps Good Superfast 80 Mbps 20 Mbps

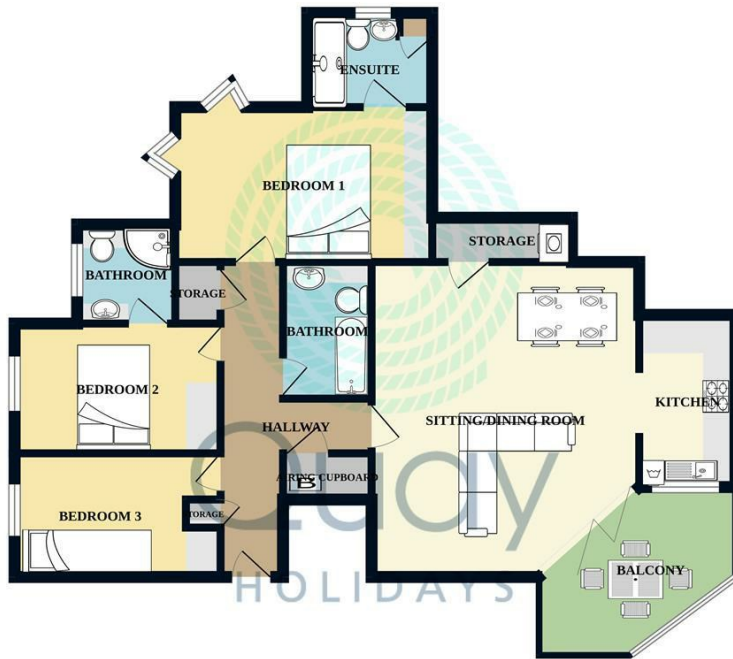
Material Description: A traditional construction with concrete floors, brick elevations and predominantly pitched, tiled roofs.

Council Tax Band G

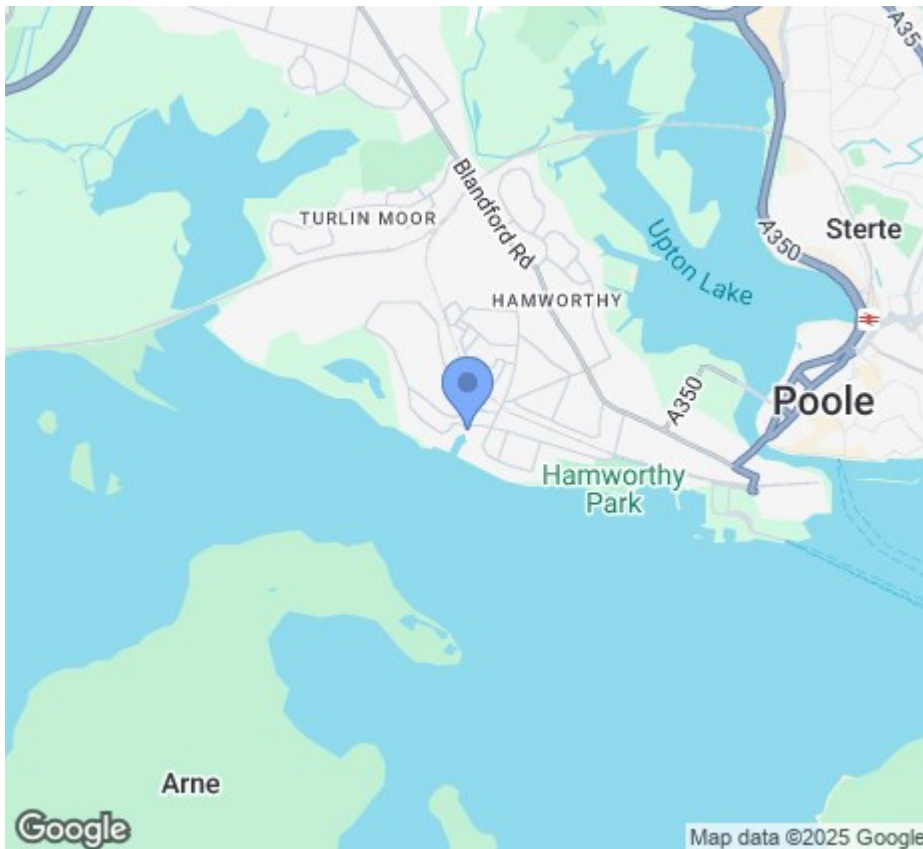
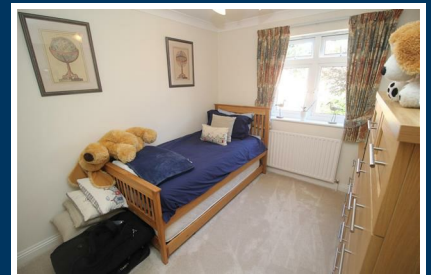
EPC Rating B



FIRST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Metagex (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	82	82
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.

01202 683444
Orchard Plaza, 41 High Street
Poole, Dorset, BH15 1EG
www.quayliving.co.uk

