

01202 683444

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

www.quayliving.co.uk



6 St James Court

Poole, Dorset, BH15 1JX

£550,000 Leasehold



- **Unique Character Penthouse Apartment**
- **Three/Four Bedrooms**
- **Two Roof Top Balconies**
- **2 Allocated Parking Spaces (One under cover)**
- **Council Tax Band E**
- **Historic Old Town Poole Location**
- **Open Plan Split level Living Accommodation**
- **Lift Access**
- **EPC C**
- **No Onward Chain**

A charming character split level three/four bedroom penthouse apartment with original features throughout, situated in the quiet area of Old Town Poole.

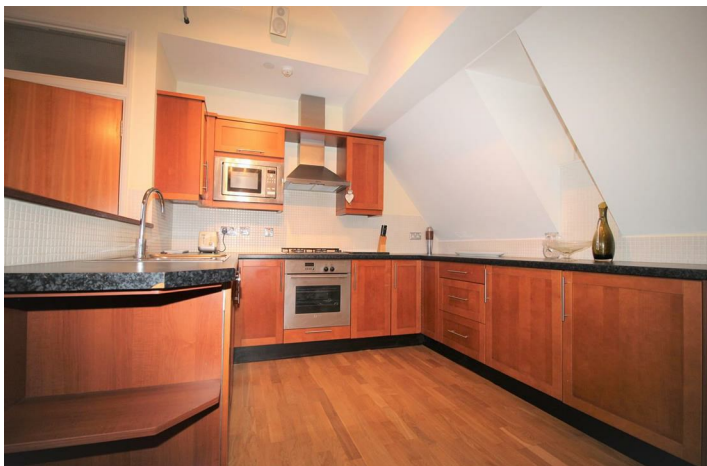
While the apartment is well presented, it does offer the opportunity for redecoration, allowing you to personalise the space to your taste and style. The penthouse setting provides a sense of exclusivity and tranquillity, making it an ideal choice for those seeking a serene lifestyle in a vibrant area.

St James Court is a development of just 6 apartments approached under an archway on Church Street with two allocated parking spaces to the rear of the property.

This apartment is set in the heart of historic Poole moments away from Poole Quay with its range of shops, bars, and restaurants.

The accommodation offers entrance hall, W/C, a spacious open plan family room with kitchen and dining area with sliding doors leading onto a large balcony. Separate utility, family bathroom with shower over bath. Three double bedrooms all with fitted wardrobes with the master bedroom further benefiting a balcony and a four piece en-suite with separate bath and shower. Spiral stairs in the hallway lead onto a mezzanine level above the family room with snug and a fourth bedroom which is currently being utilised as a study.

Agents Note: Photos displayed within marketing material were taken prior to the current let.



Hallway 9'11" x 8'10" (3.04 x 2.70)

A light and spacious entrance hall with recessed spotlights, carpet flooring. Doors off to principal rooms. Sliding Patio doors lead onto the balcony which also adjoins the Master Bedroom. Entryphone system. Radiator. The hallway leads further to the Master Bedroom, bypassing sliding patio doors to a further balcony and the spiral staircase, which leads to the upper landing area, Bedroom 4 and Mezzanine reception room/Study. Further radiator, wall lights & inset spot lighting.

WC 6'7" x 2'11" (2.01 x 0.89)

Approached via the hallway, mosaic effect tiled flooring, WC, wall mounted sink, radiator, inset ceiling lights.

Living Room/Diner 21'7" x 19'10" (6.60 x 6.05)

A bright and extensive open plan mezzanine reception room, looking up to the galleried second floor reception room/study. Dual sliding patio door access approaches the south east facing balcony, benefitting from roof top views to the rear aspect. An exposed beamed vaulted ceiling with superb lighting throughout via frontal aspect skylights and multiple low-level fixed beam lights & wall lights. Neutral décor and wood panelled flooring, with two radiators and eaves storage access. The Kitchen area is situated to the far side corner. Eaves storage cupboards.

Kitchen Area

The open plan kitchen area comprises a fully fitted kitchen with fitted appliances, including a 4 ring gas hob beneath a extractor stainless steel canopy. Electric oven, integrated microwave, dishwasher & fridge/freezer. A generous range of wooden base cupboard & wall storage units. 1 1/2 bowl in-built sink and drainer with chrome mixer taps. Wood panelled flooring. Inset ceiling spot lights.

Bedroom 2 9'2" x 16'0" (2.81 x 4.88)

A conveniently situated double bedroom is approached via the main entrance hall featuring an exposed beam ceiling, sloped to the frontal aspect complete with a skylight window. Carpet flooring, wall light, double built-in wardrobes, radiator.

Balcony

Accessed from the Living Room, this delightful decked balcony provides delightful outside space and southerly aspect roof top views of the old town.

Utility Room 6'6" x 6'7" (2.00 x 2.03)

Built-in wall & base cupboards with stainless steel 1 1/2 bowl sink, splashback & mixer taps. Space and plumbing for washing machine & tumbler dryer, and a stand tall fridge freezer. Sky light, wood panelled flooring, inset ceiling spot lights.

Master Bedroom 19'10" x 16'10" (6.06 x 5.15)

A generously sized Master En-suite with sliding patio doors leading out onto a further rear aspect balcony. Small front aspect window. Double built-in wardrobes, carpet flooring, Inset spot lights and wall lights. Carpet flooring, radiator. Door to en-suite:

En-suite 7'11" x 7'9" (max) (2.42 x 2.37 (max))

A further spacious partially mosaic tiled en-suite shower room featuring a mosaic tiled floor. A white suite including shower cubicle with chrome-framed glazed door and thermostatic shower. Pedestal wash basin with integral mirror and fitted light over. Low level wall-mounted WC. Heated towel radiator.

Bedroom 3 9'2" x 16'0" (2.81 x 4.88)

Alongside Bedroom 2 is a further conveniently situated double Bedroom 3, approached via the main entrance hall. This bedroom is also sloped to the frontal aspect with a skylight window. Carpet flooring, wall light, double built-in wardrobes, radiator.

Family Bathroom 5'6" x 9'2" (1.69 x 2.80)

A further partially mosaic effect tiled bathroom featuring a matching tiled floor. Bath with a shower over. Pedestal wash basin with integral mirror and fitted light over. Low level wall-mounted WC. Heated towel radiator.

Landing Area 10'2" x 12'0" (3.10 x 3.67)

Approached via the spiral stair case. the landing area is currently used as a snug/living room area and features a built-in wooden book case and accesses bedroom 4 and the study. Carpet flooring, radiator.

Second Floor Mezzanine Reception Room/Study 41'3" x 11'7" (12.59 x 3.55)

A particular feature of this apartment is this versatile open plan second floor room featuring balustrading to the far end, which over looks the mezzanine living room below. Carpet flooring, rear aspect triangular dormer window with roof top waterside view. Inset spot lighting, radiator.

Second Floor Bedroom 4 19'2" x 6'7" (5.85 x 2.02)

Approached via the second floor landing. Carpet flooring, inset spot lights, radiator, rear aspect skylight window.

Outside

Twin roof top terrace balconies are approached via the Living Room, Hallway & the Master Bedroom.

Parking

Off road parking is approached through an archway on Church Street where two allocated parking spaces (one under cover) are located to the rear of the property.

Tenure

Leasehold remaining - 990 years from 2002 - 967 Years remaining. with a share of the freehold. TBC

Ground Rent: Peppercorn TBC

Service Charge £7147.10

EPC Rating C

Council Tax Band E

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

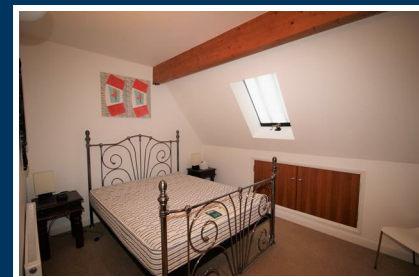
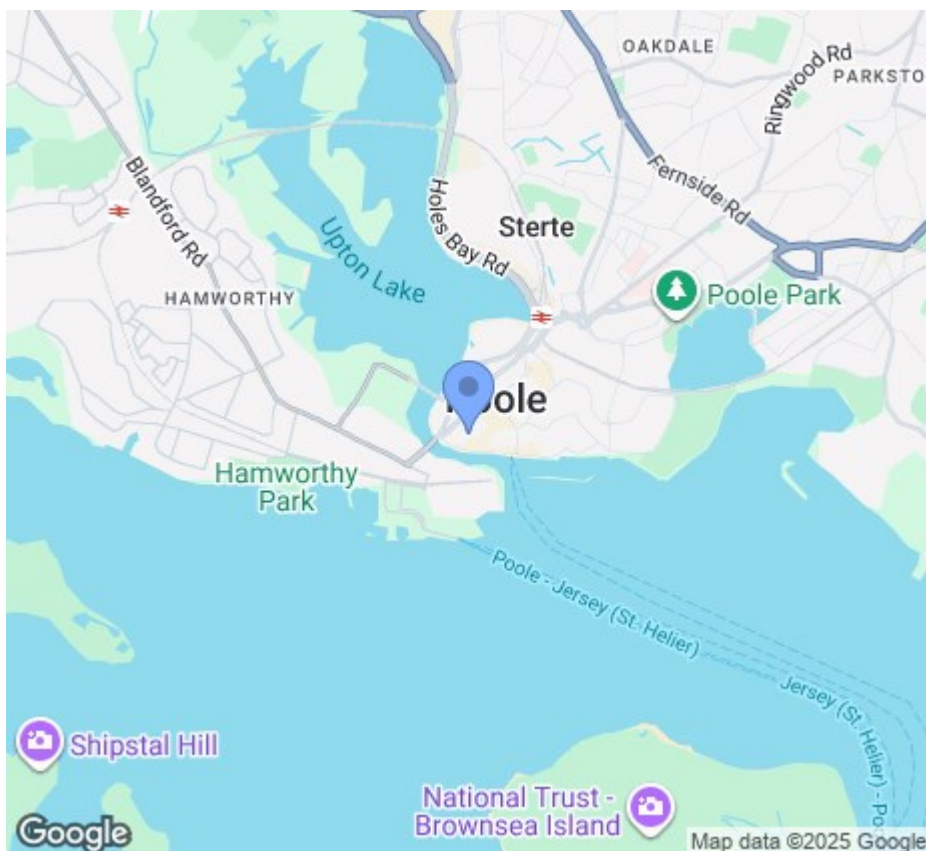
Environment Agency Flood Risk: Very low risk of surface water flooding
Low risk of flooding from rivers and the sea

Broadband: Standard 9 Mbps 0.9 Mbps Good
Superfast 80 Mbps 20 Mbps Good
Ultrafast Not available Not available





Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Metropix (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		
	74	80
	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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