

01202 683444

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

www.quayliving.co.uk



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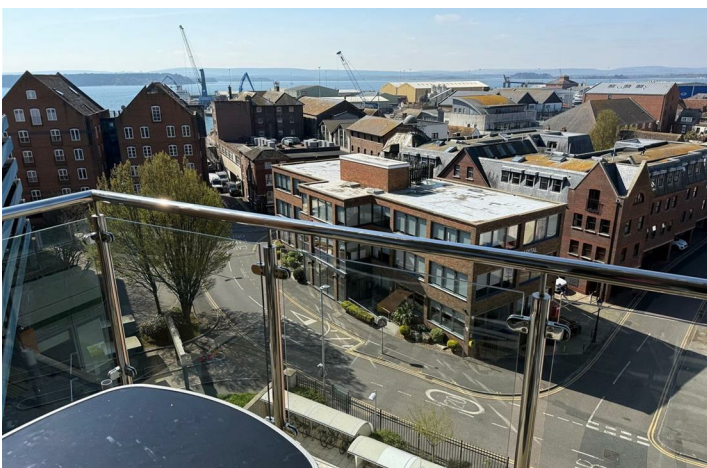
£195,000 Leasehold



- **Spacious One Bedroom Apartment**
- **Roof Top Views across Poole Harbour and Brownsea Island**
- **Contemporary Open Plan Living Room/Diner**
- **Newly Fitted Boiler**
- **EPC Rating Pending**
- **South West Facing Balcony**
- **Close to Poole Quay**
- **Beautifully Presented Throughout**
- **Council Tax Band B**
- **No onward Chain**

A sixth-floor spacious one bedroom balcony fronted 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.

Orchard Plaza has been completely re-clad and re-insulated as part of fire precaution works paid for by the original builders. Additional compartmentation and the installation of a building-wide fire alarm have now made this one of the safest high-rise apartment blocks in the country.



Location

Based in the heart of Poole Old Town, this bright one-bedroom property would make a great first home or a perfect weekend hideaway. Historic Poole Quay is just a short stroll, with a fabulous variety of quality pubs and eateries. Poole's shopping facilities and the Lighthouse theatre and concert hall are all within walking distance, as is the mainline train station with direct services to London Waterloo. The wide-open spaces of Harbourside Park offer great recreation and stunning harbour views.

Hallway 8'2" x 7'10" (2.50 x 2.39)

Access to the building is via an impressive access-controlled communal foyer and dual passenger lifts. Front door opens into a spacious hallway with recessed spotlighting, entryphone, hallway double cupboard. Wood laminate flooring.

Living Room / Diner 17'6" x 11'9" (5.35 x 3.59)

A bright and airy generously proportioned sitting room with glazed double doors to the balcony affording fabulous roof top water views. Dual pendant light fittings, radiator, TV aerial and satellite points. Wood laminate flooring. Integrated & Newly installed Worcester Boiler. Open plan configuration into kitchen area.

Kitchen Area 10'6" x 8'5" (3.22 x 2.57)

A well-appointed kitchen situated within the spacious open-plan lounge diner. Smart range of stylish white high-gloss, fitted wall cupboards, base units and drawers with contrasting worksurfaces with inset twin-bowl sink and drainer. Bosch electric cooker with gas hob over and stainless-steel extractor hood. Integrated fridge/freezer. Fitted dishwasher & washer/dryer. Tiled splashback, ceramic flooring & recessed ceiling spotlights.

Bedroom 12'4" x 9'8" (3.78 x 2.96)

Spacious double bedroom with double-glazed window and built-in wardrobes with timber-faced sliding doors. Roof top water views. Pendant lighting, radiator, wood laminate flooring, TV and power points.

Bathroom 8'1" x 6'5" (2.48 x 1.97)

With white three-piece bath suite. Shower over bath with glazed shower screen and chrome-effect riser rail. Hand basin

with mirror over. Push-button WC. Recessed ceiling spotlighting and ceramic tiled floor. Shaver point.

Tenure

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

Service Charge - £1474 pa (2025)

Ground Rent - £125 pa (2025) Reviewed in 2033 and 25-yearly thereafter to RPI.

Council Tax Band B

EPC Rating B

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

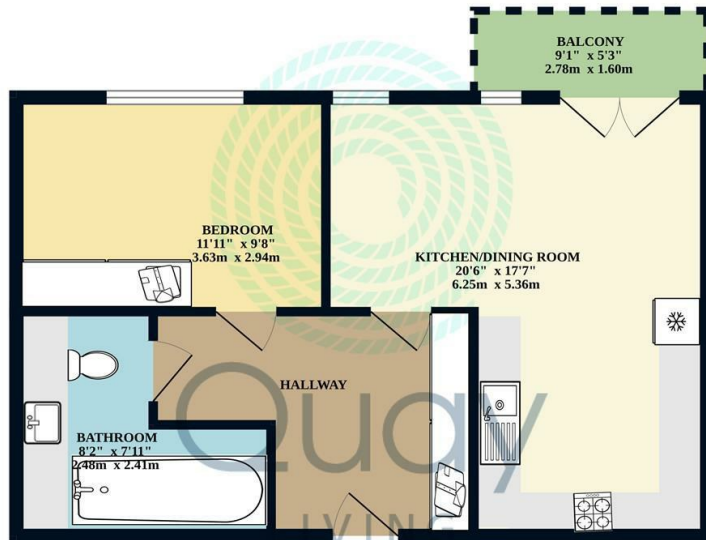
Material Information - Reinforced concrete-frame construction with beam-and-pot concrete floors. Penthouses of steel-framed construction under a profile-sheet metal roof. Non-combustible rainscreen-clad external elevations with solid aluminium exterior panels and Rockwool insulation. Gable ends finished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

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

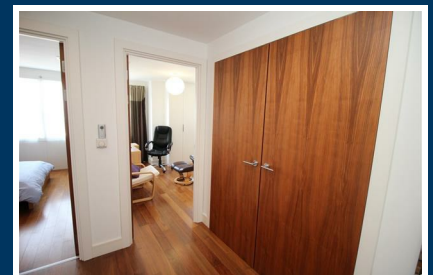
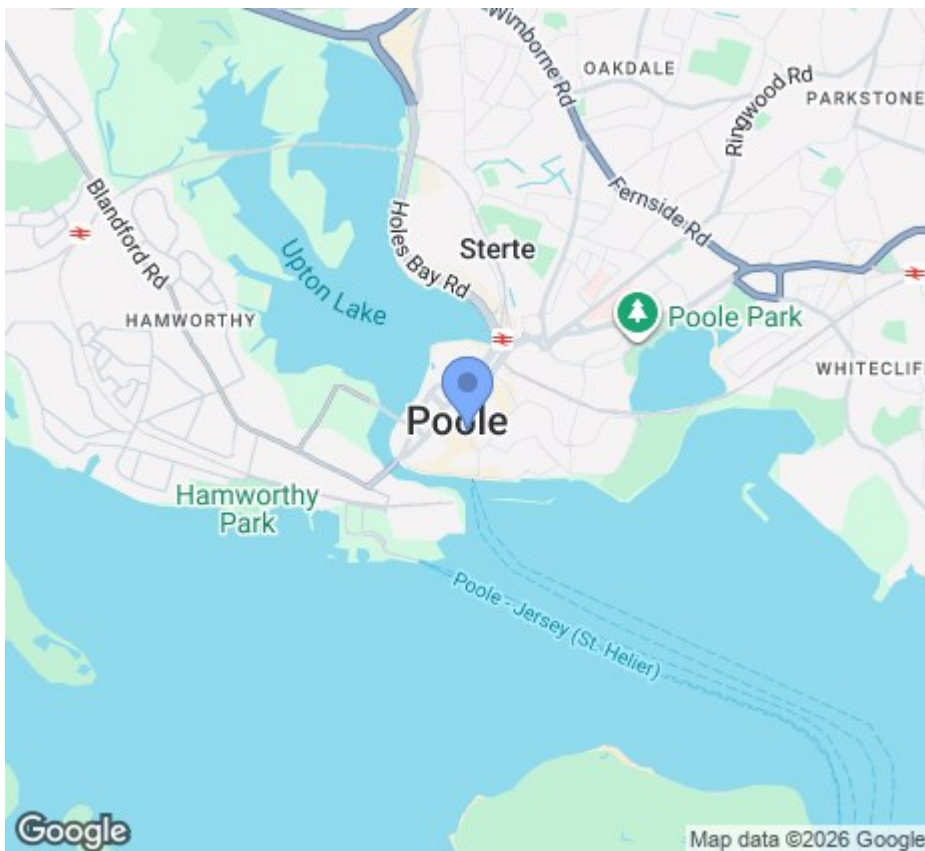
Hyperoptic fibre broadband available with a speed of 50 Mbps plus. This can be made faster with a different package.



SIXTH FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Metropac C2025



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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