

01202 683444

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

www.quayliving.co.uk



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£230,000 Leasehold



- **2 Double Bedroom Fourth Floor Apartment**
- **Juliet Balcony**
- **Two Bathrooms**
- **Gas Central Heating**
- **EPC Rating C**
- **Moments From Poole Quay**
- **Open Plan Living Accommodation**
- **Dual Lift Access**
- **Council Tax Band C**
- **No Onward Chain**

Based in the heart of Poole Old Town, this fourth floor two bedroom Master en-suite 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.



Location

Based in the heart of Poole Old Town, this bright two-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 3.07 x 2.94

Access to the building is via an impressive access-controlled communal foyer and dual passenger lifts to the third floor. Front door opens into a spacious hallway with recessed spot lighting, entryphone, hallway double cupboard housing a Glowworm boiler. Timber veneer floor covering.

Living Room/Diner 6.00 x 3.70

Recessed ceiling spotlights. A range of white, high-gloss, fitted wall cupboards, base units and drawers with contrasting grey worksurfaces with inset stainless steel 1 1/2-bowl sink and drainer. Bosch electric cooker with gas hob over and stainless-steel extractor hood. Integrated fridge/freezer & washing machine. Space for a dishwasher. Tiled ceramic flooring.

Bedroom 1 4.09 x 3.61 (max)

Spacious double bedroom with double-glazed window and built-in wardrobe with timber-faced sliding doors. Pendant light fitting, radiator, TV and power points. Taupe fitted carpet. Door to En-suite:

En-suite 2.30 x 1.35

En-suite shower room. Recessed spot lighting, double shower with grey ceramic wall tiling. Pedestal hand basin with mixer tap and mirror over. Shaver point. Push-button WC. Chrome heated towel rail.

Bedroom 2 3.07 x 2.95

A further generous double bedroom with double-glazed window and built-in wardrobe with sliding doors. Pendant lighting, radiator. Taupe fitted carpet.

Bathroom 3.07 x 1.71

Spacious, modern bathroom with white three-piece suite. Recessed spot lighting, shower over bath and grey ceramic wall tiling. 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.

Service Charge - £2,018.80 annual Pa (2024)

Ground Rent - £250.00 pa (2024) Reviewed in 2033 and 25-yearly thereafter to RPI.

Council Tax Band C

EPC Rating C

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.

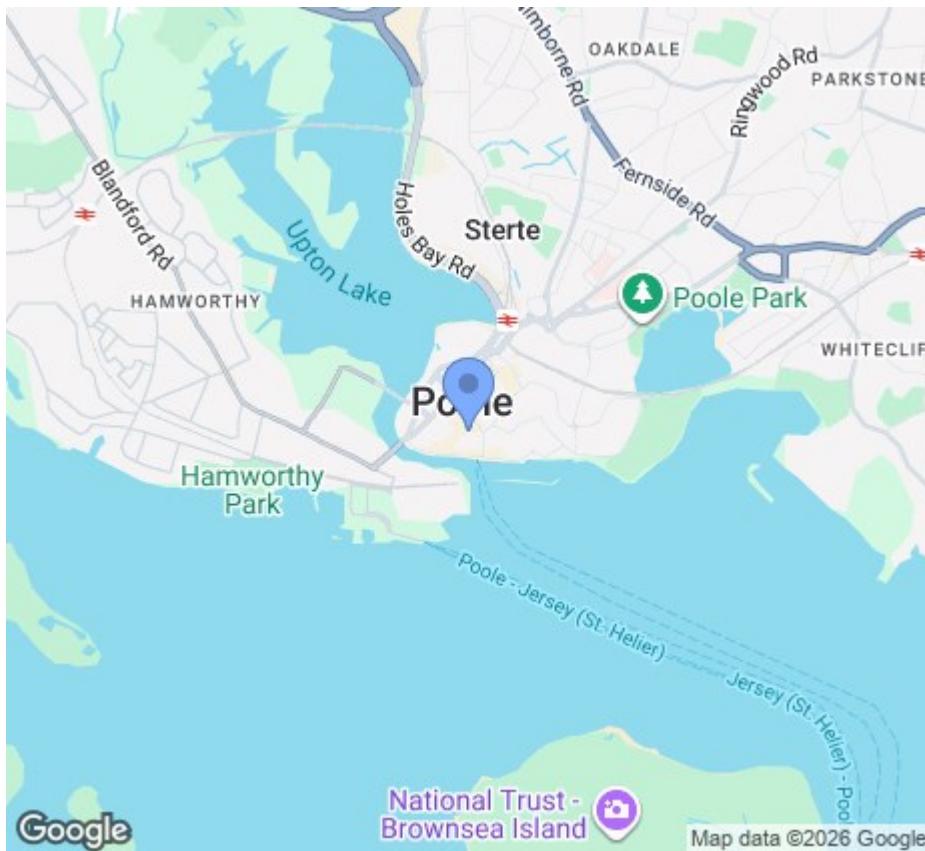
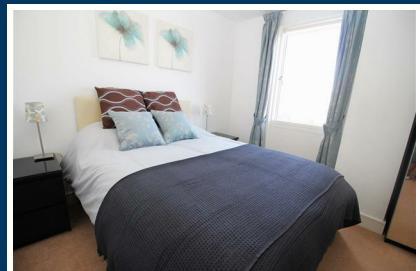
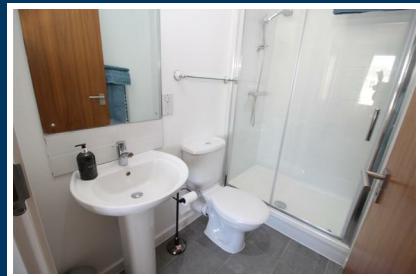
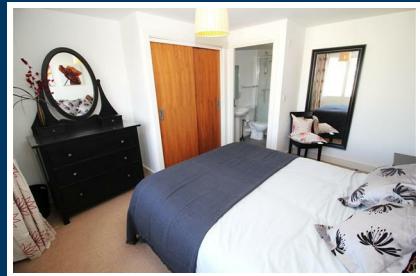
Broadband: Standard 17 Mbps 1 Mbps Good
Superfast Not available Not available Unlikely
Ultrafast 1000 Mbps 1000 Mbps Good



683 sq.ft. (63.4 sq.m.) approx.



TOTAL FLOOR AREA: 683 sq.ft. (63.4 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(65-80)	C		
(55-64)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		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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