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

[www.quayliving.co.uk](http://www.quayliving.co.uk)



Read House, Stabler Way, Poole  
Poole, Dorset, BH15 4FJ

£225,000 Leasehold



- **Generously Sized Top Floor Apartment**
- **Master Bedroom With En-suite**
- **\*\*Holiday Letting Permitted\*\***
- **Walking Distance to Poole Quay**
- **Council Tax Band C**
- **Two Beautifully Presented Double Bedrooms**
- **Immaculately Presented Throughout**
- **Allocated Parking Space**
- **EPC Rating B**
- **No Onward Chain**

This delightfully presented two-bedroom top-floor apartment is situated within Carters Quay, opposite Poole Quay. This superb position is just across Poole's historic lifting bridge and within walking distance of Poole Quay's amenities, transport links and ferry ports.

The accommodation is contemporary throughout and comprises a generously sized open plan living, dining, and kitchen area with floor-to-ceiling windows and a Juliet balcony.

The sleek fitted kitchen has all modern integral appliances including fridge/freezer, dishwasher, oven, hob and extractor. Two double bedrooms. Family bathroom with a shower over the bath and an en-suite shower to the Master bedroom. Further benefits include a hallway store cupboard with washing machine & tumble dryer and an allocated parking space.



## **Hallway 11'0" x 6'9" max (3.36 x 2.07 max )**

A spacious hallway area with a double storage cupboard with space and plumbing for a washing machine & tumble dryer. Thermostat controls. Entryphone system. Pendant lights. Wood laminate flooring. Radiator.

## **Living Room/Diner 21'8" x 13'6" max (6.61 x 4.14 max )**

A well-proportioned living area adjoins the kitchen with a single door opening Juliet-style balcony. Recessed spot lighting. Wood laminate flooring. Two radiators.

## **Bedroom 1 14'11" x 14'6" max (4.55 x 4.43 max )**

A light, spacious Master Suite with built-in mirrored double wardrobes and en-suite shower room. Wood laminate flooring. Radiator. Pendant light.

## **En-suite 6'9" x 5'6" (2.07 x 1.68)**

A delightful shower room benefitting from a double shower. Wall mounted hand basin with mixer tap and wall mounted mirror over. Shaver point. Push-button WC. Chrome heated towel rail. Recessed spot lighting. Wood laminate flooring.

## **Bedroom 2 10'8" x 9'8" (3.26 x 2.97)**

A beautifully presented second double bedroom featuring a full-height window. Wood laminate flooring. Radiator. Pendant light.

## **Bathroom 6'9" x 5'6" (2.08 x 1.68)**

A contemporary bathroom with white three-piece suite. Recessed spot lighting, shower over bath with glazed shower screen and ceramic wall tiling with wood laminate flooring. Wall mounted hand basin with mixer tap and wall mounted mirror over. Shaver point. Push-button WC. Chrome heated towel rail.

## **Outside**

One allocated parking space

## **Tenure**

Leasehold; Leasehold - 125 Years from 1/1/2016 with 116 Years remaining.

Service Charge: £1800 (2025)

Ground Rent: £300 (2025)

Council Tax Band C. BCP Council

EPC Rating B

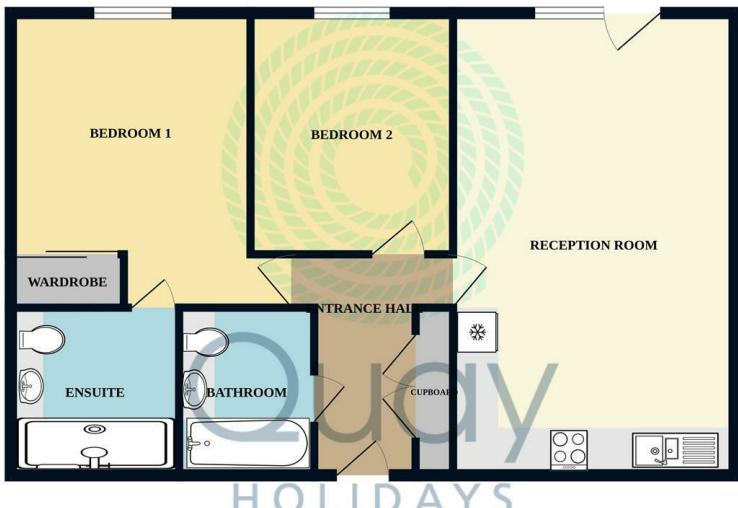
Material Information: Timber frame construction under a pitch tiled roof, Exterior walls part brick construction, cementitious panels and render.

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

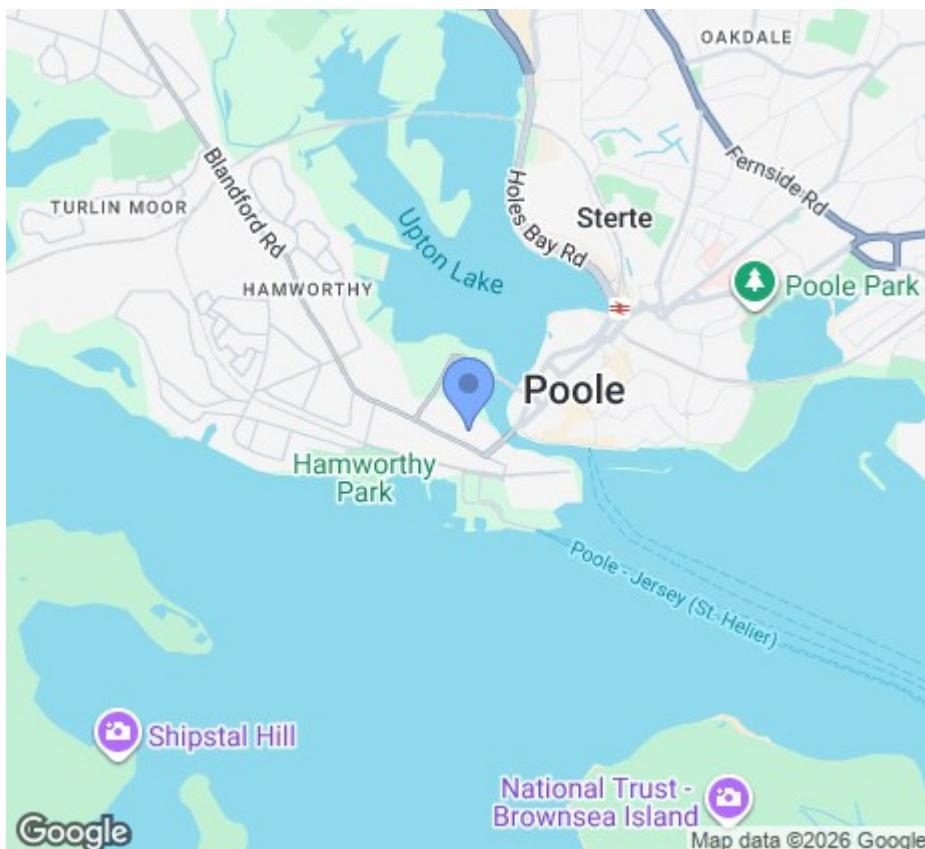
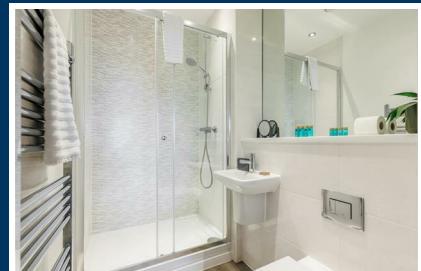
Broadband: Standard 15 Mbps 1 Mbps Good  
Superfast 80 Mbps 20 Mbps Good  
Ultrafast Not available Not available



TOP FLOOR



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		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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