

Penthouse 86 Dolphin Quays, The Quay, Poole BH15 1HH
£1,250,000 Leasehold





****VIEWS OF POOLE HARBOUR**** This BEAUTIFULLY presented DUPLEX PENTHOUSE apartment is situated on POOLE QUAY. The property boasts THREE DOUBLE BEDROOMS, A MEZZANINE and a very SPACIOUS OPEN PLAN LIVING AREA.

- ACROSS THREE FLOORS
- TWO PARKING SPACES
- VIEWS ACROSS POOLE HARBOUR AND BROWNSEA ISLAND
- PETS ALLOWED
- THREE DOUBLE BEDROOMS
- 24/7 CONCIERGE
- LARGE OPEN PLAN LIVING, KITCHEN, DINING ROOM

Dolphin Quays

Dolphin Quays is situated on the waterfront of historic Poole Quay, overlooking the second largest natural harbour in the world. This landmark development is situated on the waterfront of Poole and offers luxury accommodation alongside many popular restaurants, shops and bars, all within level walking distance of your front door. Stunning waterfront views across Poole Harbour and Brownsea Island can be enjoyed from the apartments many balconies. Dolphin Quays further benefits from a 24/7 concierge service at the entrance of the apartments.

Property Comprises

The duplex penthouse, starting on the fifth floor is set in a idyllic location with views over Poole Harbour, Brownsea Island and the Purbecks beyond. As you enter the property, you are greeted with a spacious entrance hall offering a utility cupboard, storage, family bathroom and access to three double bedrooms. All three bedrooms benefit from balcony access, and two offer en-suite bathrooms.

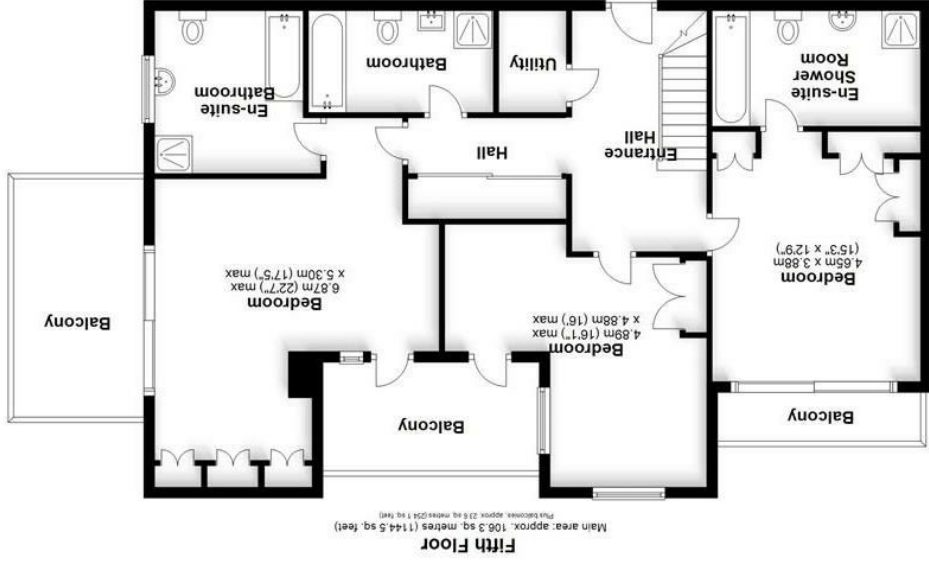
The first floor is a particular feature of this apartment due to its double height ceilings and stunning views. The accommodation comprises of a modern kitchen with fully integrated appliances (Miele and Fisher & Paykel) and built in breakfast bar, a large living/dining room with access onto two terraces, each with harbour views. There is an additional mezzanine floor which is accessed from the living room, leading to a separate lounge area, office space and balcony, boasting 180-degree views across the harbour.

This property also is conveyed with two parking spaces and PETS ARE ALLOWED.

Location

Poole Quay is a hub of local entertainment, hosting regular events and boat excursions to Brownsea Island, Swanage and Wareham, it is also the perfect place to look at the beautiful boats and the hive of activity on the water which offers a constantly changing outlook. Poole Train station is ½ a mile away which offers a current travelling time of 2 hours to London.





Main area: Approx. 207.2 sq. metres (2230.8 sq. feet)
 Plus balconies: approx. 45.8 sq. metres (492.8 sq. feet)

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit www.bournemouthenergy.co.uk (Tel: 01202 556006).
 Plan produced using PlanUp.

All room dimensions given above are approximate measurements
 These particulars are intended only to give a brief description of the property as a guide to prospective buyers. Accordingly:
 • Their accuracy is not guaranteed and neither Key Drummond Estate Agents, nor the vendors accept any liability in respect of their contents.
 • They do not constitute an offer of contract for sale.
 • Any prospective purchaser should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require further clarification or information.
 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.
 References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Energy Efficiency Rating	
Any energy efficient - smart metering tools	A
101-110	B
81-100	C
61-80	D
41-60	E
21-40	F
1-20	G
76	76

Environmental Impact (CO ₂) Rating	
Any environmental friendly - smart CO ₂ emissions	A
101-110	B
81-100	C
61-80	D
41-60	E
21-40	F
1-20	G