



87 Moriconium Quay Lake Avenue, Hamworthy, Poole BH15 4QP  
Guide Price £435,000 Share of Freehold





**\*\*VIEW OUR VIDEO TOUR - STUNNING APARTMENT \*\*** A spacious first-floor apartment located in a highly sought-after gated marina development. The apartment is situated in an elevated position, allowing for breathtaking views from the open-plan living dining room. The floor-to-ceiling windows flood the room with natural light and provide stunning views overlooking Poole Harbour towards Arne. As you enter the first-floor apartment, you will be greeted by a welcoming entrance hallway, which provides access to two storage cupboards. The hallway also features a

- Breathtaking Apartment
- Two Spacious Bedrooms
- Allocated Parking & Garage
- Views of the Marina & Purbecks
- Two Balconies
- No Forward Chain

**Hallway**

**Kitchen:**  
13'9" x 8'10"

**Lounge/Dining Room:**  
24'3" x 14'1"

**Balcony:**

**Master Bedroom:**  
16'8" x 15'8"

**En Suite:**

**Balcony:**

**Bedroom Two:**  
16'0" x 13'5"

**Shower Room:**

**Tenure**

Tenure: Share of Freehold  
 Lease: 999 Year Lease from 2008  
 Service Charge: £5,926.50 per year (Includes building insurance, estate manager, block cleaning, window cleaning, lift maintenance, and communal ground maintenance).  
 No Holiday Lets Allowed  
 Postcode: BH15 4QP  
 EPC: B  
 Council Tax: G

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