

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 soughtafter 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

Key Drummond Properties

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canfordcliffs@keydrummond.com

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16'1" × 13'5" 4.90m × 4.10m

BEDBOOM 5

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