

PS

93 Moriconium Quay, Lake Avenue, Poole - BH15 4QP

£475,000

PS







# 93 Moriconium Quay Lake Avenue

Poole, Poole

A rare opportunity has arisen to acquire one of the apartments with frontline harbour views in Moriconium Quay. Designed with the keen sailor in mind, this exquisite two-bedroom, first-floor effortless access to the water right from your doorstep. Situated in a highly desirable waterside position, this apartment enjoys fantastic open views within the development. It is perfectly suited as either a main residence or a luxurious second home by the sea.

- Breathtaking Harbour Views
- Spacious frontline balcony
- Modern interiors
- Private parking
- Marina berths available
- Short walk to hamworthy beach
- Internal floor area 1135.3 sq.ft
- Share of freehold
- Service charge £3680.49 pa
- Council tax band: G £4,167.63 pa





Accessed via a lift or stairwell, the front door opens into a welcoming entrance hall, leading through into a spacious living area that immediately showcases breathtaking harbour views. Floor-to-ceiling windows and glazed doors frame the stunning nautical vista, opening onto a generous frontline balcony, perfect for enjoying the scenery. All principal rooms, including the kitchen and living areas, benefit from beautiful views of the marina and harbour beyond. The modern kitchen is well-appointed and designed for both functionality and style. The oversized principal suite boasts an en-suite and fitted wardrobes, while the second bedroom includes fitted wardrobes and shares the modern family bathroom. Additional storage completes the interior space. The apartment also comes with one allocated parking space, and there is ample visitor parking available. Residents can also enjoy membership to the adjacent, exclusive Lake Yard Boat Club, which features a popular bar and restaurant. There is also the potential to rent or purchase berths within the marina, subject to availability. With beaches, parks, and Poole all within walking distance, this apartment is ideally located. Additionally, there is no forward chain, ensuring a smooth and hassle-free purchase. Whether you're a sailing enthusiast or simply enjoy a waterside lifestyle, this is an opportunity not to be missed.

### Location

Located in **Hamworthy, Poole, Moriconium Quay** is a **prestigious marina development** offering a **peaceful yet well-connected setting**. It is within **walking distance of Hamworthy Beach**, perfect for coastal strolls and watersports. Nearby, **Poole Quay**—a lively hub with **waterside restaurants, cafés, and boutique shops**—is just a short drive or scenic walk away. For commuters and travelers, **Hamworthy Train Station** is conveniently close, providing direct rail links to **London Waterloo, Southampton, and Weymouth**. The area also benefits from **parks, nature reserves, and excellent transport connections** by road and ferry.





## First Floor

Approx. 105.5 sq. metres (1135.3 sq. feet)



Total area: approx. 105.5 sq. metres (1135.3 sq. feet)





# Philippa Sole

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