



Apartment

# 63 DOLPHIN QUAYS, THE QUAY, POOLE, DORSET, BH15 1HH

# £1,350

### FEATURES

- Two Double Bedrooms
- Open Living room/ Diner
- Two Bathrooms
- EPC Rating B
- Immaculately Presented Throughout
- Fully-Fitted Miele Kitchen
- Gas Central Heating
- Council Tax Band D



 2
  2
  1
  B



# 2 Bedroom Apartment located in Poole

Quay Living are delighted to offer for Rent this spacious apartment within the prestigious Dolphin Quays waterfront development situated on Poole Quay.

Luxury two double bedroom, two bathroom apartment located on the fourth floor, with side sea views from the Master bedroom towards Poole Harbour and beyond.

Dolphin Quays` marble-lined foyer offers a 24 hour uniformed concierge and further benefits from secure on-site car parking.

The apartment offers an open plan lounge and dining area with a contemporary Miele fitted kitchen providing fridge/freezer, washer/dryer, dishwasher, oven, hob and extractor. Family bathroom and two double bedrooms with the master bedroom benefiting from fitted wardrobes and an en-suite with shower.

Available NOW for a long term let on an unfurnished basis.

FOURTH FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only. Made with Metrepx ©2024

Call us on

**01202 683 444**

[info@quayliving.co.uk](mailto:info@quayliving.co.uk)

<https://www.quayliving.co.uk/>

**Council Tax Band**

**D**

| Energy Efficiency Rating                           |  | Current                 | Potential |
|--|--|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |  |                         |           |
| (92 plus) <b>A</b>                                 |  |                         |           |
| (81-91) <b>B</b>                                   |  | <b>83</b>               | <b>83</b> |
| (69-80) <b>C</b>                                   |  |                         |           |
| (55-68) <b>D</b>                                   |  |                         |           |
| (39-54) <b>E</b>                                   |  |                         |           |
| (21-38) <b>F</b>                                   |  |                         |           |
| (1-20) <b>G</b>                                    |  |                         |           |
| <i>Not energy efficient - higher running costs</i> |  |                         |           |
| <b>England &amp; Wales</b>                         |  | EU Directive 2002/91/EC |           |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

