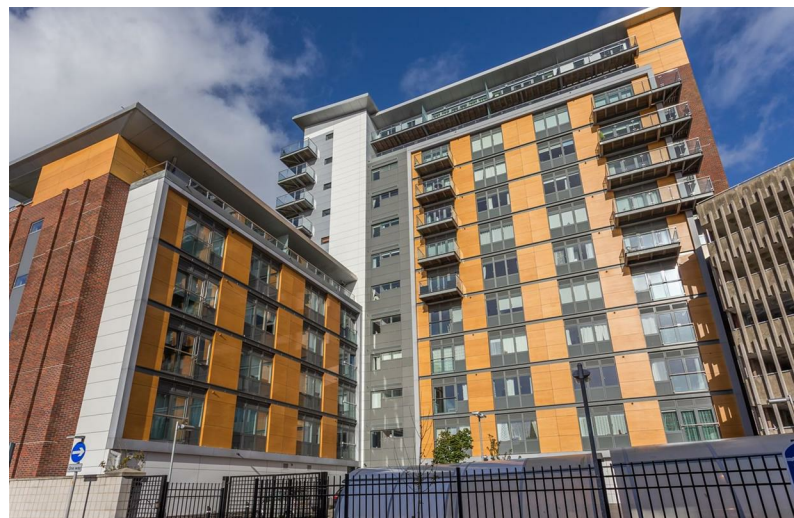


01202 683444

Orchard Plaza, 41 High Street  
Poole, Dorset, BH15 1EG

[www.quayliving.co.uk](http://www.quayliving.co.uk)



**211 Orchard Plaza**

**Poole, Dorset, BH15 1EG**

**£170,000 Leasehold**



- **Second Floor Apartment in need of Full Renovation**
- **Spacious Lounge/Diner**
- **Double Bedroom**
- **Lift And Level Access**
- **Council Tax B**
- **Moments From Poole Quay**
- **Juliet Balcony**
- **Gas Central Heating**
- **EPC pending**

A bright and spacious one-bedroom fourth-floor apartment with south-facing Juliet balcony and water glimpses. The property is just 15 years old but would now most certainly benefit from modernisation & renovation. It's largely cosmetic, but a new boiler is required, along with a full redecoration and re-carpeting, whilst the kitchen and bathroom need work. This apartment will appeal to a DIYer who enjoys getting stuck-in and their reward will be an extremely pleasant and well located investment.

Orchard Plaza is a modern block, perfectly placed for easy access to the restaurants and bars of Poole Quay and just a short walk to the pedestrianized High Street and Dolphin Shopping Centre. Poole's railway and bus stations are a 10 minute walk, and the open spaces of Poole and Harbourside parks are fully accessible via the delightful Harbourside cycleway and footpath.



## HALLWAY

With recessed spotlighting, timber veneer flooring and door to full-height storage cupboard. Door entryphone, room thermostat.

## LOUNGE/DINER 16'2" x 12'3" (4.92 x 3.73)

A bright, south-facing room which is particularly spacious for a one-bedroom apartment, offering a pleasant outlook towards Poole Quay, a Juliet balcony and two additional windows. Pendant lighting, TV and Satellite points. Radiator.

## KITCHEN 11'2" x 7'5" (3.4 x 2.27)

Flat-fronted, high gloss kitchen with contrasting work surfaces and tiled splashback. Inset sink and drainer with mixer tap. Gas hob, electric oven with extractor over. Fitted fridge/freezer, plumbing for washing machine. Ceramic tiled floor. Ceiling spotlighting. Door to full-height storage cupboard.

## BEDROOM 12'1" x 8'11" (3.69 x 2.71)

Double bedroom with south-facing window. Pendant lighting. Fitted double wardrobe with sliding doors. Radiator.

## BATHROOM 8'0" x 7'10" (2.43 x 2.39)

With white three-piece suite of bath with shower over (current installation unsafe), wash hand basin, low level WC, towel rail, shaver point, Recessed spotlighting, ceramic floor tiling.

## TENURE

Leasehold: 125 years from 2008 - 109 years remaining  
Ground Rent: £125.00 per year Reviewed in 2033 and 25-yearly thereafter to RPI.

Service Charge: £1,665.44 p/a (2024)

Council Tax Band B

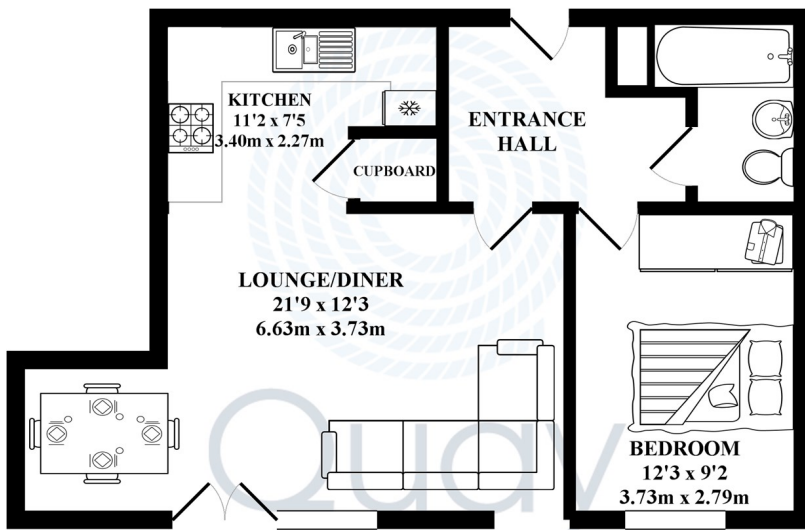
Agents note: This property requires remedial work. The photos shown were taken prior to the occupancy of the current vendor, and a full renovation is now required.

Flood Risk Level : Very Low

Material Information - Reinforced concrete-frame construction with beam-and-pot concrete floors. Penthouses of steel-framed construction under a profile-sheet metal roof. Non-combustible rainscreen-clad external elevations with solid aluminium exterior panels and Rockwool insulation. Gable ends finished in traditional brick and block.

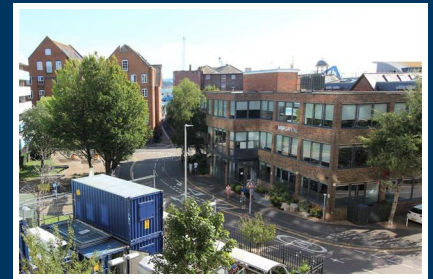
Broadband: Standard 17 Mbps 1 Mbps Good  
Superfast Not available Not available Unlikely  
Ultrafast 1000 Mbps 1000 Mbps Good





**LIVING**

TOTAL APPROX. FLOOR AREA 533 SQ.FT. (49.5 SQ.M.)  
Measurements are approximate. Not to scale. Illustrative purposes only  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	83	84
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agent Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All representations including descriptions, dimensions and photos are given, in good faith and are believed to be correct, but any intending purchaser should not rely on them as statements or representations of fact but must satisfy themselves as to their correctness. Appliances and central heating systems have not been checked by Quay Living or their employees and we recommend that purchasers instruct a qualified person to check all appliances / service before legal commitment.

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