

01202 683444

Orchard Plaza, 41 High Street

Poole, Dorset, BH15 1EG

www.quayliving.co.uk



Flat 207, Orchard Plaza High Street

Poole, BH15 1EG

£215,000 Leasehold



- Two Double Bedrooms
- Second Floor Apartment
- Open-Plan Living
- Double Glazing
- EPC Pending
- Old Town Location
- Juliette Balcony
- Gas Central Heating
- Council Tax Band C

Situated in the heart of Poole Old Town, this immaculate two double-bedroom property would make a great first home or a perfect weekend hideaway. Historic Poole Quay is just a short stroll, with a fabulous variety of quality pubs and eateries. Poole's shopping facilities and the Lighthouse theatre and concert hall are all walking distance, as is the mainline train station with direct services to London Waterloo. The wide-open spaces of Harbourside Park offer great recreation and stunning harbour views.



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Hallway

Access to the building is via an impressive access-controlled communal foyer and dual passenger lifts to the second floor. Front door opens into a spacious hallway with recessed spotlighting, Entryphone, hallway double cupboard.

Bedroom 1 12'6" x 9'0" (3.83 x 2.76)

Spacious double bedroom with double-glazed window and built-in wardrobe with sliding doors. Pendant lighting, radiator, TV and power points.

Bedroom 2 12'4" x 9'3" (3.76 x 2.83)

A further generous double bedroom with double-glazed window and built-in wardrobe with sliding doors. Pendant lighting, radiator, TV and power points.

Bathroom 8'0" x 5'6" (2.46 x 1.68)

Spacious, modern bathroom with white three-piece suite. Recessed spotlighting, shower over bath with glazed shower screen and grey ceramic wall tiling. Hand basin with mixer tap and mirror over. Shaver point. Push-button WC. Chrome heated towel rail. Dark grey ceramic floor tiling.

Living room/Diner 19'11" x 15'8" (6.09 x 4.78)

Lounge/diner with twin glazed tilt-and-open doors to the Juliet balcony. Dual pendant light fittings, radiator, TV, satellite and power points. .

Kitchen area

Recessed ceiling spotlights. Smart range of white fitted wall cupboards, base units and drawers with contrasting stone-effect worksurfaces with inset twin-bowl sink and drainer. Electric cooker with gas hob over and stainless-steel extractor hood. Integrated fridge/freezer and washer/dryer. Space for a dishwasher. Integrated Ideal boiler. Tiled flooring.

Tenure

Leasehold for a term of 125 years from 2008 with 110 years unexpired.

Service Charge £2066.56 Pa 207 OP (2024)

Ground Rent £250 Pa. Reviewed in 2033 and 25-yearly thereafter to RPI.

Council Tax Band C & EPC Pending

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.

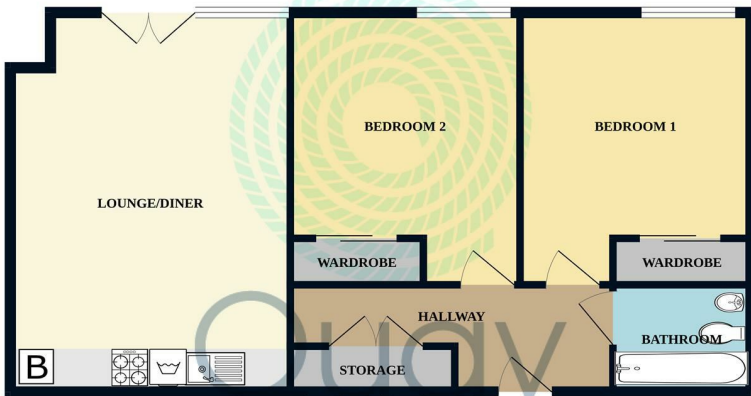
Broadband: Standard 17 Mbps 1 Mbps Good

Superfast Not available Not available Unlikely

Ultrafast 1000 Mbps 1000 Mbps Good

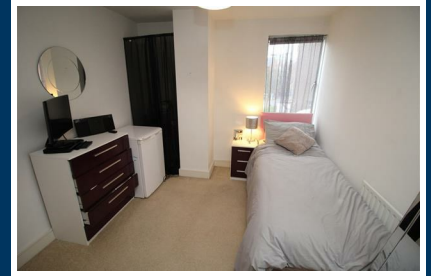


SECOND FLOOR



LIVING

Measurements are approximate. Not to scale. Illustrative purposes only. Made with Metropix CC024



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(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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