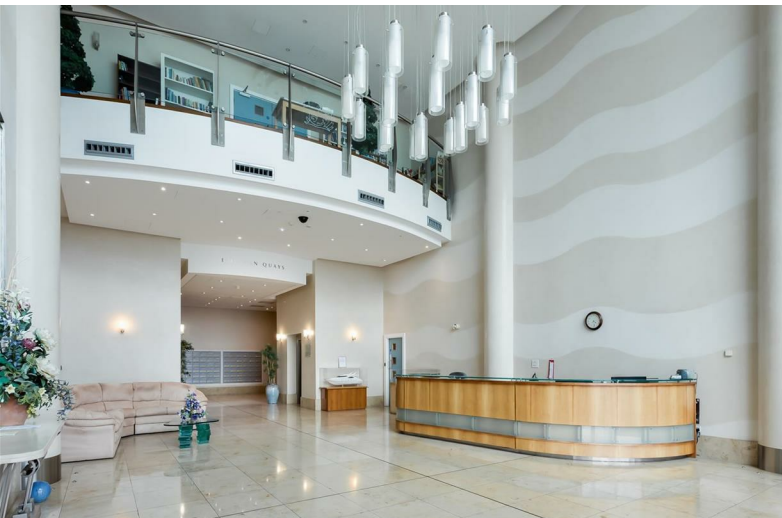


01202 683444

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

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



**94 Dolphin Quays**

**Poole, BH15 1HH**

**£250,000 Leasehold**



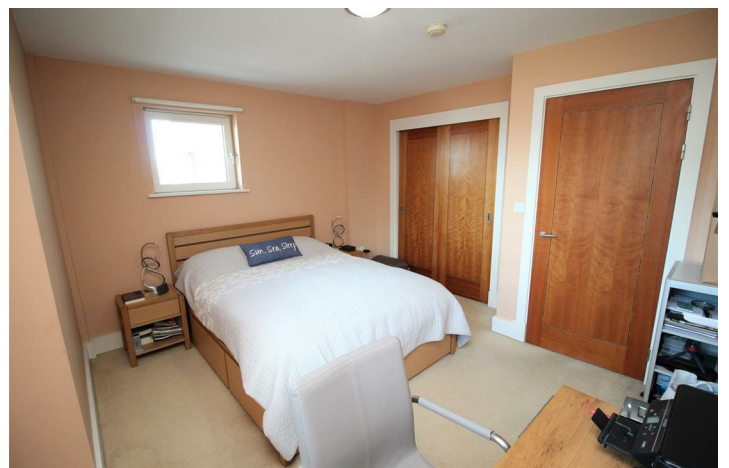


- Waterside Location / Prestigious Building
- Fully-Fitted Miele Kitchen
- Fifth Floor / Top Floor Apartment
- EPC Rating C & Council Tax Band D
- 24 Hour Front Desk Concierge
- Spacious One-Bedroom
- Open Living Room / Diner
- Gas Central Heating
- Allocated Parking
- No Onward Chain

A one-bedroom apartment in the prestigious Dolphin Quays development, situated directly on Poole Quay, with a 24-hour concierge service.

The accommodation comprises an open plan lounge/diner. Fully fitted Miele kitchen complete with integrated fridge/freezer & dishwasher, oven, induction hob and extractor hood and space for a washing machine. Double bedroom with fitted wardrobes and a bathroom with separate bath and shower.

The property is offered with no onward chain with secure allocated parking.



## Hallway

Accessed via a prestigious double-height foyer with twin passenger lifts and a glazed bridge link. Spacious wide corridors lead to the front of the apartment on the 5th Floor. The front door opens onto an L-shaped entrance hall with recessed spotlights, wood laminate flooring, door Entryphone. Storage cupboard and Vaillant boiler cupboard. Doors off to principal rooms.

## Living Room/Diner 6.62 x 4.55

(Maximum measurements) A delightfully light open-plan reception room adjoining the fitted kitchen. Twin ceiling lights, two radiators, and carpet flooring. A top-quality fitted kitchen with Miele appliances with breakfast bar, including an electric induction hob beneath a glass and stainless steel canopy. Electric oven, integrated dishwasher, full-height fitted fridge, separate freezer and space for a washing machine. Ceiling spotlights and additional under-unit lighting. A range of flat-fronted cream base cupboard and wall storage units. 1 1/2 bowl stainless steel sink and drainer with chrome mixer. Cream ceramic-tiled floor. TV point.

## Bedroom 1 12'11" x 10'7" (3.94 x 3.23)

Dual aspect generously proportioned double bedroom with built-in double wardrobes. Ceiling light. Space for a study desk and chair. Carpet flooring. Radiator.

## Bathroom 10'10" x 5'6" (3.31 x 1.69)

A white three-piece suite with an over-sized bath with central mixer tap with shower head, a wash basin with wall-mounted mirror over, a concealed cistern low level WC, plus a separate shower cubicle with glazed door and chrome mixer controls. White heated towel rail. Cream tiled walls and floor. Recessed ceiling spotlights. Extractor fan.

## External

One dedicated car parking space (no.107 on the top floor) in the adjacent private multi-storey car park,

accessed via a glazed bridge link directly into the development. Secure bike store.

## Tenure

Leasehold remaining - 107 Years remaining, with a share in superior landlord, Dolphin Quays (2009) Ltd.

Ground Rent - £800 pa (2024) doubling in 2040 and 20-yearly thereafter.

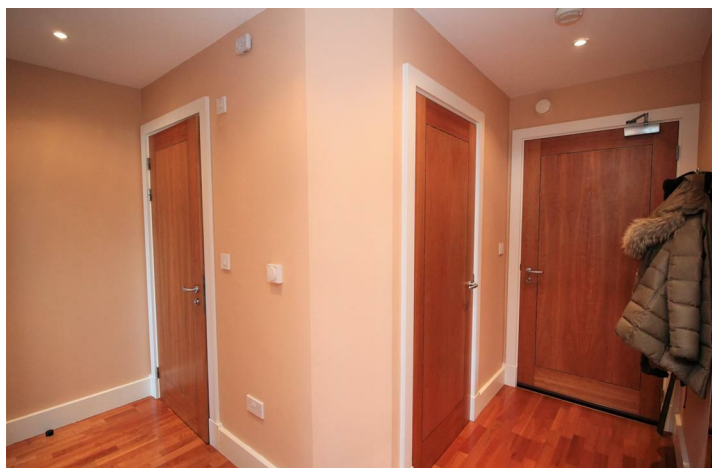
Service Charge - £4,126.58 pa (2024)

Council Tax Band D & EPC Rating C

Material Information: Reinforced concrete-frame construction with concrete floors. External elevations mostly traditional brick and block, with areas of render and (predominantly high-level) decorative non-combustible rainscreen panels and Rockwool insulation.

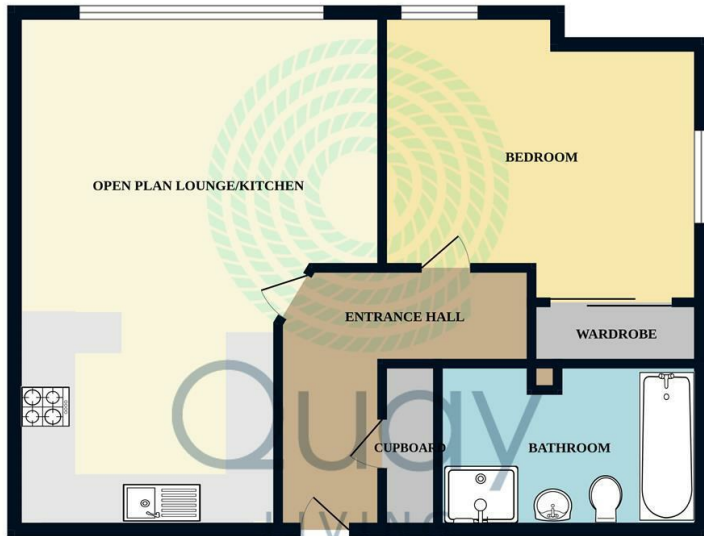
Environment Agency Flood Risk: low risk of surface water flooding; medium risk of flooding from rivers and the sea

Broadband: Standard 13 Mbps 1 Mbps Good  
Superfast 67 Mbps 16 Mbps Good  
Ultrafast 1000 Mbp 1000 Mbps Fast

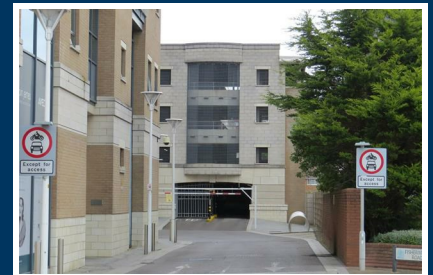
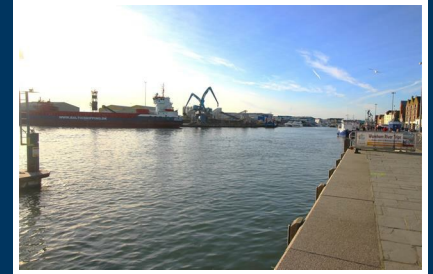
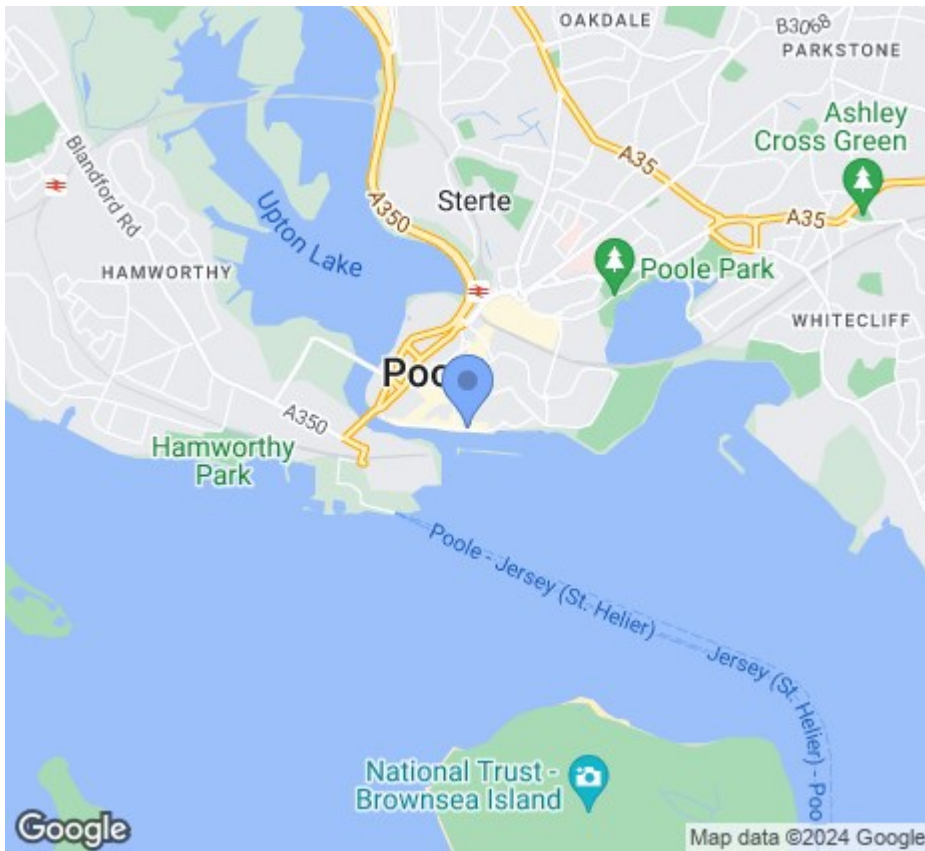




FIFTH FLOOR  
579 sq.ft. (53.8 sq.m.) approx.



TOTAL FLOOR AREA: 579 sq.ft. (53.8 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
Made with Metropix i2024



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	78	79
(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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