

01202 683444

Orchard Plaza, 41 High Street

Poole, Dorset, BH15 1EG

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



88 Dolphin Quays

Poole, Dorset, BH15 1HH

£260,000 Leasehold



- Two Double Bedrooms
- Fully-Fitted Miele Kitchen
- Open Living room/ Diner
- Council Tax Band D
- Allocated Parking & 24 Hour Concierge
- Fifth Floor
- Two Bathrooms
- Gas Central Heating
- EPC C
- No Onward Chain

Part of the prestigious Dolphin Quays development situated on Poole Quay. This is a luxurious, fully-furnished two double bedroom, two bathroom apartment located on the fifth floor, with views over the mezzanine level to the Visitors' Marina and Poole Harbour beyond. Dolphin Quays' marble-lined foyer offers a 24 hour uniformed concierge, and the property benefits from secure on-site car parking. An ideal Investment opportunity for holiday lettings.

The Quay offers a superb selection of cafes, local bars and restaurants, wonderful walks around the Harbour, and ferries departing from the quayside regularly to beautiful Brownsea Island and Sandbanks, beyond. Offered with no forward chain, viewing is highly recommended.



## Hallway

A spacious L-shaped entrance hall with wood laminate flooring and recessed spotlights. Doors off to principal rooms. Storage cupboard and airing/boiler cupboard storing a Vaillant Boiler. Wall-mounted Entryphone

## Living Room/Diner 5.53 x 3.13

(Maximum measurements) A delightfully light dual aspect L-shaped open-plan reception room with a further window to the dining area alongside the fitted kitchen. Twin ceiling lights, two radiators, and grey wool carpet flooring.

A top-quality fitted kitchen with Miele appliances with breakfast bar, including a gas 4-burner hob beneath a glass and stainless steel canopy. Electric oven, integrated dishwasher, full-height fitted fridge, separate freezer and fitted 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 3.68 x 3.55

A well-proportioned spacious double room with an array of full height windows offering side views to the harbour. Double fitted wardrobe. Grey wool carpet flooring. Radiator. TV & Telephone points. Door to en-suite;

## Ensuite 2.30 x 1.77

A white three-piece suite with an over-sized bath with central mixer tap, 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. Wall mounted towel radiator. Triple teared glass shelving and ceramic-tiled walls & floor. Recessed ceiling spotlights. Extractor fan.

## Bedroom 2 3.23 x 2.64

A well-proportioned double bedroom benefitting from

a full-height window. Radiator. TV point. Grey wool carpet flooring.

## Bathroom 1.85 x 1.77

A white three-piece suite with an over-sized bath with central mixer tap, a wash basin with wall-mounted mirror over, a concealed cistern low level WC below inset triple tiered feature glass shelving. Wall-mounted towel radiator. Cream tiled walls and wood laminate floor. Recessed ceiling spotlights. Extractor fan.

## Outside

One gated dedicated car parking space 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 - £4983.04 pa (2024)

Council Tax Band D & EPC Rating C

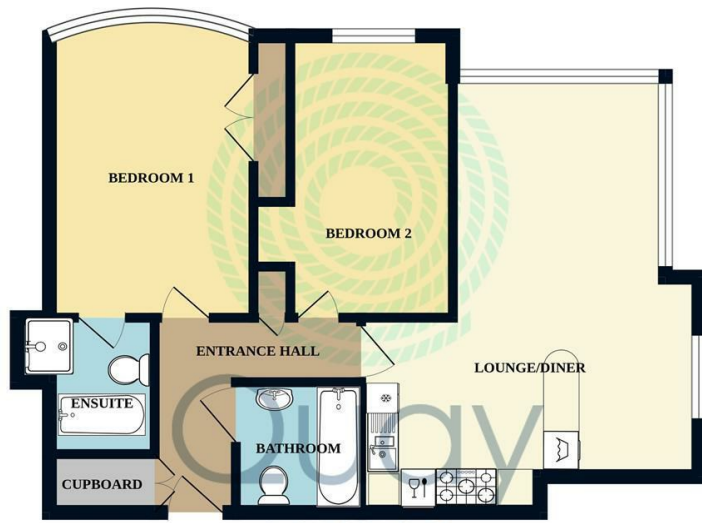
Material Information: Reinforced concrete-frame construction with concrete floors. External elevations mostly traditional brick and block, with areas of render and (predominantly high-level) decorative non-combustible rainscreen panels and Rockwool insulation.

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



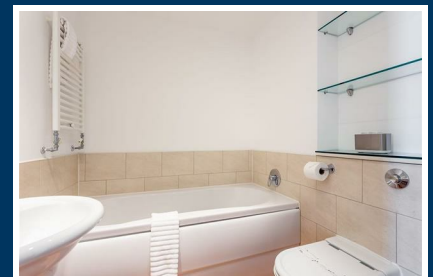
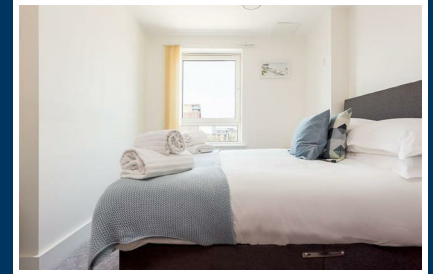
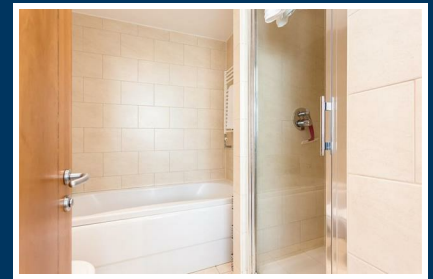
FIFTH FLOOR



LIVING

APARTMENT

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



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		80	82
		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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