

01202 683444

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

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



**315 Orchard Plaza**  
**Poole, Dorset, BH15 1EG**  
**£215,000 Leasehold**



- Moments From Poole Quay
- Third Floor
- Lift and Level Access
- Council Tax Band D estimated
- No Onward Chain
- 2 Double Bedroom Apartment
- Open Plan Living Accommodation
- Gas Central Heating
- EPC C

Based in the heart of Poole Old Town, this third floor two-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 within 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.



## Location

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## Entrance Hall

Access to the building is via an impressive access-controlled communal foyer and dual passenger lifts rising to the third floor.

## Hallway 12'9" x 7'1" (3.91 x 2.16 )

Spacious entrance hall with door to full-height storage cupboard. Wall-mounted Entryphone and thermostat. Timber laminate flooring with matching internal doors, recessed ceiling spotlighting. Radiator.

## Sitting Room/Diner 19'9" x 16'10" (6.04 x 5.14 )

Dual aspect bright and airy sitting room featuring a Juliet balcony. Two pendant light fittings, radiator, TV aerial and satellite points. Taupe Carpet flooring. Ample space for dining table and sofas. Galley kitchen with range of fitted high-gloss units.

## Kitchen Area

Recessed ceiling spotlights. Smart range of white, high-gloss, fitted wall cupboards, base units and drawers with contrasting black marble-effect worksurfaces with inset ceramic 1 1/2-bowl sink and drainer. Electric cooker with gas hob over and stainless-steel extractor hood. Integrated fridge/freezer & washing machine/dryer. Fitted dishwasher. Tiled ceramic flooring.

## Bedroom 1 12'8" x 9'9" (3.88 x 2.98)

Spacious double bedroom with double-glazed window and built-in wardrobe with timber-faced sliding doors. Chandelier light fitting, radiator, TV and power points. Taupe fitted carpet.

## Bedroom 2 12'8" x 7'5" (3.88 x 2.28)

Double bedroom with double glazed window, pendant light fitting, radiator, TV and power points. Taupe fitted carpet. Boiler.

## Bathroom 7'1" x 5'5" (2.16 x 1.67)

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.

## Tenure

Leasehold for a term of 125 years from 2008 with 109 years unexpired.

Ground rent £250pa. Reviewed in 2033 and 25-yearly thereafter to RPI.

Service Charge £1855 Pa 2024

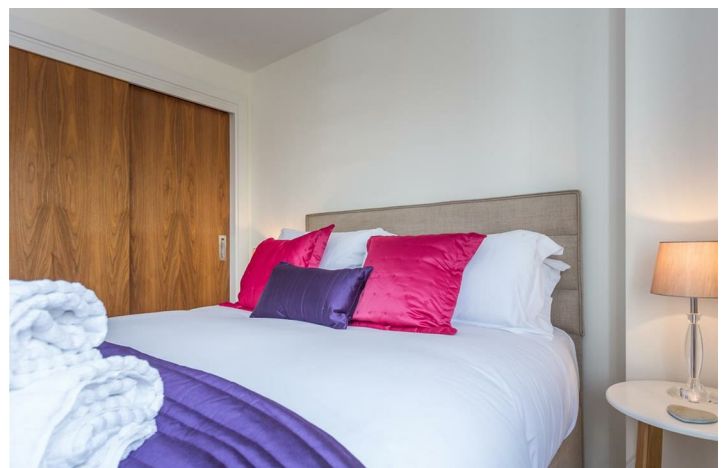
Council Tax Band C estimated (£1822.55 PA)

EPC Rating B

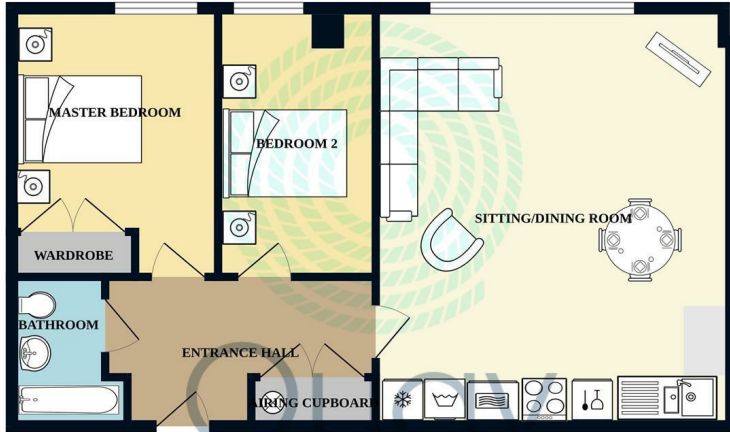
Flood Risk Level : Very Low

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



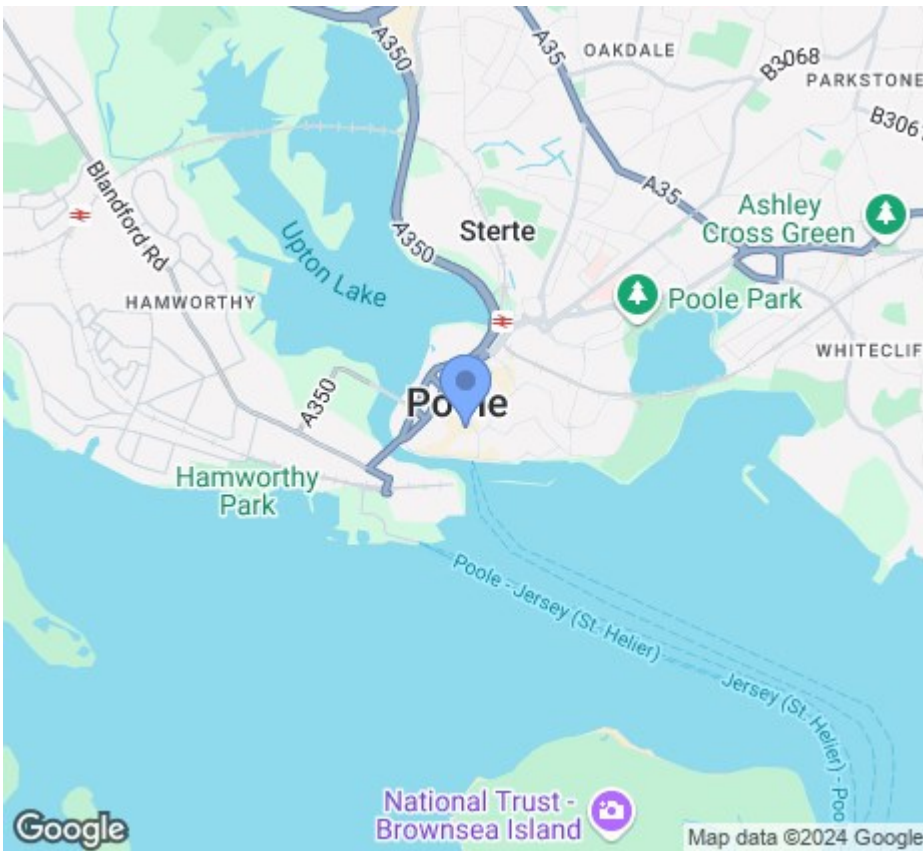
THIRD FLOOR  
673 sq.ft. (62.5 sq.m.) approx.



**LIVING**

TIME AND TIDE

TOTAL FLOOR AREA: 673 sq.ft. (62.5 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
Made with Metropix 12024



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