

01202 683444

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

www.quayliving.co.uk



319 Orchard Plaza High Street

Poole, Dorset, BH15 1EG

£159,950 Leasehold



- **Modern Apartment**
- **One Double Bedroom**
- **Open Plan Living Accommodation**
- **Lift Access**
- **Council Tax Band B**
- **Near Poole Quay**
- **Juliet Balcony**
- **Gas Central Heating**
- **EPC C**
- **No Onward Chain**

Situated in the heart of Poole Old Town, this immaculate one double-bedroom third floor 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.



Hallway 4'11" x 3'11" (1.51 x 1.21)

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

Living Room (Max Measurements) 18'9" x 14'11" (5.74 x 4.57)

An irregular-shaped 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. Tiled flooring.

Bedroom 10'2" x 9'0" (3.11 x 2.75)

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

Bathroom

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

Tenure

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

Ground Rent - £125 Pa. Reviewed in 2033 and 25-yearly thereafter to RPI.

Service Charge - £1594.74 (2024)

Council Tax Band - B

EPC C

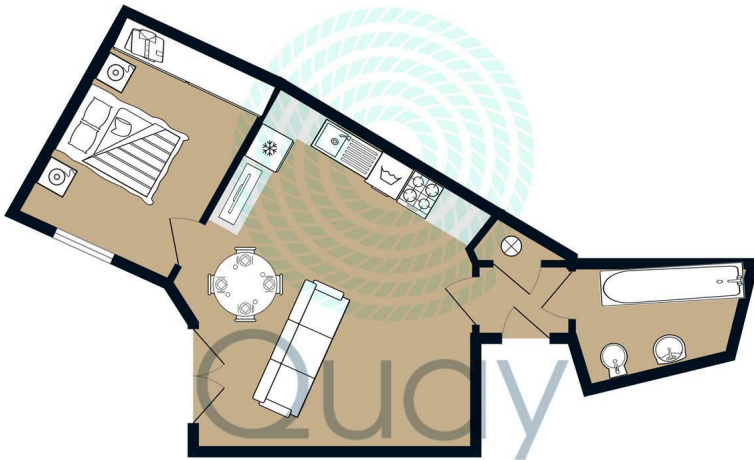
Flood Risk Level : Very Low

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
425 sq.ft. (39.5 sq.m.) approx.



LIVING

TOTAL FLOOR AREA: 425 sq.ft. (39.5 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Metropix 02024



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	80
		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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