

01202 683444

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

www.quayliving.co.uk



35 Dolphin Quays
Poole, Dorset, BH15 1HH
£250,000 Leasehold



- Prime waterside development
- 24-hour concierge
- Harbour glimpses
- Gas central heating
- Council Tax band F
- Two double bedrooms
- Spacious open-plan living
- En-suite bathroom
- EPC B
- 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 third 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. (Agents Note: photos advertised taken prior to current let)



HALLWAY 13'10" x 3'2" (4.21 x 0.96)

A spacious L-shaped entrance hall with recessed spotlights, wood laminate flooring. Doors off to principal rooms. Storage cupboard and boiler cupboard.

LIVING/KITCHEN AREA 18'7" x 18'8" (5.67 x 5.7)

A delightful L-shaped room twin aspect open plan room. Twin ceiling pendant lights, two radiators, neutral decor and taupe fitted carpet.

A top-quality Miele fitted kitchen with Miele appliances, including a gas 4-burner hob beneath a glass and stainless steel canopy. Electric oven, 8-place integrated dishwasher, full-height fitted fridge/freezer. 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. Space for washing machine. Cream ceramic-tiled floor. (maximum measurements)

BEDROOM 1 11'11" x 10'7" (3.64 x 3.22)

A well-proportioned spacious double room offering side views towards the marina and natural harbour. Double fitted wardrobe, radiator, pendant ceiling light, and wall lights. Taupe carpet. Door to en-suite;

ENSUITE 7'10" x 7'8" (2.38 x 2.34)

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

BEDROOM 2 10'7" x 8'10" (3.22 x 2.69)

A well-proportioned double bedroom with pendant ceiling light and wall lights, benefitting from a full-height window. Radiator. Taupe fitted carpet.

BATHROOM 6'0" x 5'10" (1.82 x 1.78)

A white suite with an over-sized bath with central mixer tap, a wash basin with wall-mounted mirror over, and a back-to-wall low level WC. White wall mounted heated towel radiator. Cream tiled walls and floor. Recessed ceiling spotlights. Extractor fan.

EXTERNAL

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, plus a share in the resident-owned management company.

Ground Rent - £650 pa (2024) doubling in 2040 and 20-yearly thereafter.

Service Charge - £4983.04 pa (2024)

Council Tax Band F & EPC B

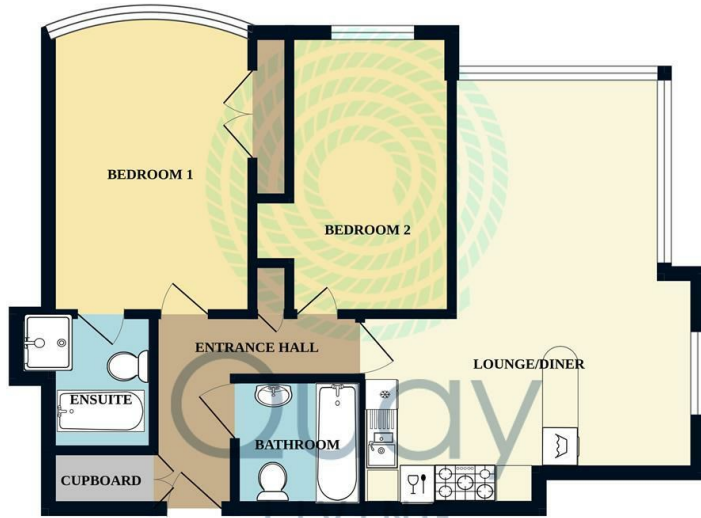
Material Information: Reinforced concrete-frame construction with concrete floors. External elevations mostly traditional brick and block, with areas of render and (predominantly high-level) decorative non-combustible rainscreen panels and Rockwool insulation.

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



THIRD FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.
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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		71	79
		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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