

01202 683444

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

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**706 Orchard Plaza**

**Poole, Dorset, BH15 1EH**

**£375,000 Leasehold**



- Moments From Poole Quay
- Seventh Floor
- Master En-suite
- Wrap around Balcony
- EPC B
- Two-Bedroom Apartment
- Stunning Harbour Views
- Lift and Level Access
- On-site Parking
- Council Tax Band D (estimated)

A seventh-floor two bedroom apartment in the sought-after Orchard Plaza development, moments from Poole Quay and with the historic Old Town on its doorstep. Town centre shopping, Poole's mainline railway station, and the Lighthouse entertainment complex are all within convenient walking distance. Harbourside Park is perfect for afternoon strolls.

Orchard Plaza has been completely re-clad and re-insulated as part of fire precaution works paid for by the original builders. Additional compartmentation and the installation of a building-wide fire alarm have now made this one of the safest high-rise apartment blocks in the country.



## LOCATION

Situated in the heart of Poole Old Town, this luxurious two-bedroom apartment would make a great main 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.

## ENTRANCE HALL

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

## HALLWAY 10'5" x 8'0" (3.17 x 2.44)

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

## SITTING ROOM/DINER 21'0" x 20'10" (6.4 x 6.35)

A bright and airy sitting room with glazed double doors to the wrap-around balcony affording stunning views across the Old Town towards Holes Bay. From the return balcony, enjoy spectacular, unobstructed views of the Working Quay and the upper Harbour towards Round Island and Arne. Three-arm pendant light fittings, radiator, TV aerial and satellite points. Ample space for dining table and sofas. Galley kitchen with range of fitted high-gloss units. Integrated fridge/freezer, washer/dryer. Gas hob, electric oven with extract over. Timber-effect laminate worktops with inset sink and drainer. Timber veneer floor covering.

## KITCHEN AREA

Recessed ceiling spotlights. Smart range of cream, high-gloss, fitted wall cupboards, base units and drawers with contrasting timber-effect worksurfaces with inset twin-bowl sink and drainer. Electric cooker with gas hob over and stainless-steel extractor hood. Integrated fridge/freezer. Fitted dishwasher. Tiled ceramic flooring.

## BEDROOM 1 13'9" x 12'6" (4.2 x 3.8)

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

## EN-SUITE 7'0" x 4'10" (2.13 x 1.47)

A fully-tiled shower room with white suite including walk-in double shower cubicle with chrome-framed glazed door and thermostatic shower. Vanity unit with inset wash basin with integral mirror and fitted light over. Chrome shaver socket. Low-level wall-mounted WC. Cream ceramic tiled floor.

## BEDROOM 2 12'6" x 9'11" (3.82 x 3.01)

Good-sized double room, chandelier light fitting. Cream fitted carpet. Radiator.

## BATHROOM 6'9" x 6'6" (2.05 x 1.97)

With white three-piece bath suite. Shower over bath with glazed shower screen and chrome-effect riser rail. Hand basin with mirror over. Push-button WC. Recessed ceiling spotlighting and ceramic tiled floor. Shaver point. Heated towel radiator.

## TENURE

Leasehold for a term of 125 years from 2008 with 110 years unexpired.

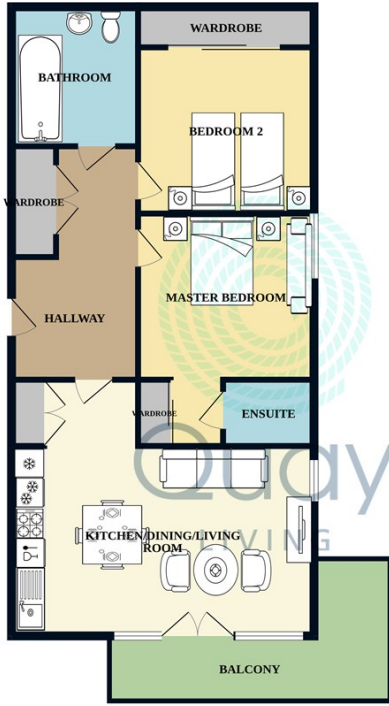
Ground rent £250pa

Service Charge £2,031pa (2022/23)

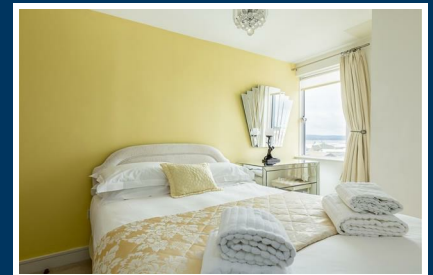
Council Tax Band (estimated) D & EPC B



SEVENTH FLOOR  
838 sq.ft. (77.8 sq.m.) approx.



TOTAL FLOOR AREA - 838 sq.ft. (77.8 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
Made with Metropix 12023



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		81	81

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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