

01202 683444

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

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**70 Dolphin Quays**  
**Poole, Dorset, BH15 1HH**  
£215,000 Leasehold





- One Double-Bedroom, Fourth Floor Apartment
- Prime Quayside Development in Historic Poole Old Town
- Open-Plan Living
- 24 Hour Concierge Service
- Gas Central Heating
- Balcony with Sea Views
- Bathroom With Separate Shower & Bath
- Secure Gated Undercover Parking
- EPC C & Council Tax Band D
- No Onward Chain

Part of the prestigious Dolphin Quays development situated on Poole Quay.

A luxurious one double-bedroom south facing apartment located on the fourth floor, with stunning balcony views of Poole Quay and the harbour beyond. Presented in immaculate condition, this property is currently a popular holiday let and can be purchased fully furnished as an ongoing concern or as a permanent home.

Dolphin Quays' marble-lined foyer offers a 24 hour uniformed concierge, and the property benefits from secure on-site car parking. 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.



## ENTRANCE HALL

Accessed via a prestigious, marble-lined communal entrance lobby, with lift and level access to the fourth floor. The apartment front door opens into a spacious entrance hall with smooth skimmed ceilings and inset spot lighting and attractive, cherry wood flooring. Door entryphone, radiator. A high efficiency electric boiler was installed November 2022.

## LOUNGE/DINER 16'3" x 12'6" (4.95 x 3.81)

A spacious and very light lounge/diner courtesy of full-width, south-facing windows and a tilt/slide patio door, giving access to a glass-balustraded balcony with delightful water views through to Poole Harbour. Offering space for both lounge and dining suites, this well-proportioned room leads on to a fully-fitted open-plan kitchen.

## KITCHEN 8'4" x 8'5" (2.54 x 2.57)

Open-plan Miele kitchen in excellent order with integrated appliances including electric oven, gas 5-burner hob, microwave, dishwasher and fridge/freezer. Cream tiled splashback with matching ceramic floor tiles. Stainless steel sink and drainer with chrome mixer tap. Stainless steel and glass extractor over hob, with stainless steel splashback and stainless steel pan drawers below. Range of cream base cupboard and wall units with feature lighting beneath.

## BEDROOM 15'7" x 9'8" (4.75 x 2.95)

A sunny, south-facing double bedroom offering generous proportions for a king-size bedroom suite and the benefit of double fitted wardrobes with sliding cherry wood doors. Tilting and opening double-glazed window offering water views with radiator beneath. Smooth-skimmed ceiling and pendant light fitting.

## BATHROOM 9'2" x 5'7" (2.79 x 1.70)

With full-height cream tiling and matching ceramic floor tiling, the bathroom offers a four-piece white suite with both an over-sized bath and a separate walk-in shower with glazed full-height door. Recessed spotlighting set into the smooth-skimmed ceiling, chrome ladder-rack towel rail, wash hand basin with chrome mixer tap, with inset mirror over in a decorative surround, chrome shaver point, and decorative glass shelving inset above the wall-mounted low-level WC.

## EXTERNALLY

One dedicated, covered parking space in the adjacent secure multi-storey car park, accessed via a glazed aerial bridge link.

## TENURE LEASEHOLD

Leasehold for a term of 130 years from 2000, with 106 years unexpired.

NB This flat comes with a share in the landlord management company, run for the benefit of residents.

Service Charge £3,893pa (2024/25) pa

Ground rent £1000pa. Doubling in 2040 and twenty-yearly thereafter

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 Mbps 1000 Mbps Fast

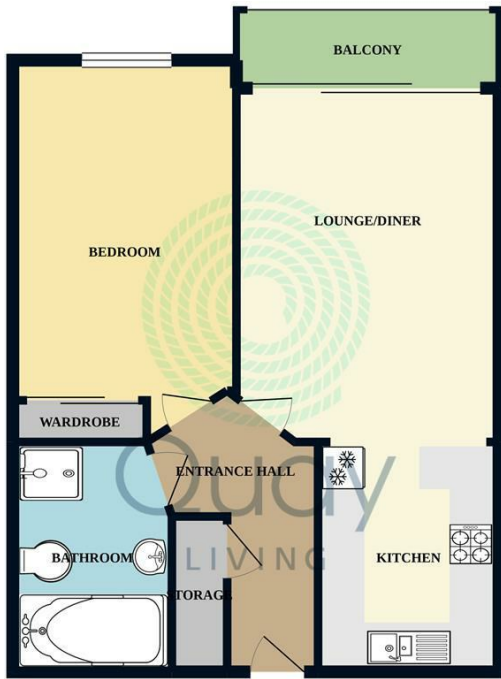
## BUSINESS OPPORTUNITY

This property is currently a very popular holiday let and as such can be purchased fully fitted and furnished at a negotiated extra cost.

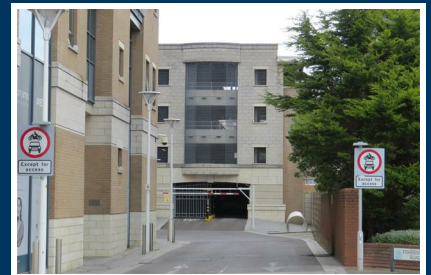
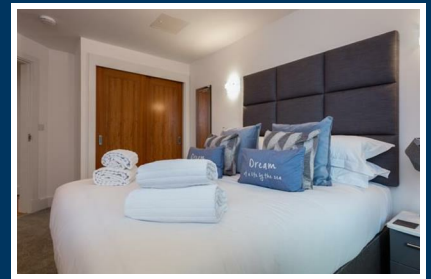




GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix 11/2021



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	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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