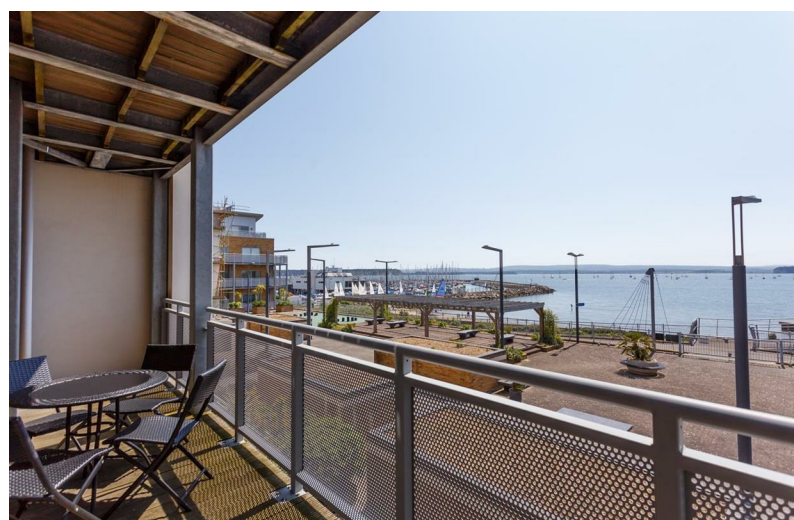


01202 683444

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

www.quayliving.co.uk



10 Sandpiper House

Poole, Dorset, BH15 4GE

£384,950 Leasehold



- **Stunning Frontal Aspect Waterfront Apartment**

- **2 Double Bedrooms**
- **Large Balcony**
- **Yards from Beach and Park**
- **EPC Rating B**

- **Views Over Poole Harbour and The Purbecks**

- **Master En-suite**
- **Two Parking Spaces**
- **Ideal 2nd Home/Holiday Let Investment**
- **Offered With No Forward Chain**

HARBOUR REACH A spectacularly well-located modern development with unobstructed harbour views. A stunning front line two double bedroom, two bathroom apartment benefitting from a spacious balcony, situated just yards from the beach, closeby to Hamworthy beach and park, and a short walk to Poole Quay. Presented with no forward chain, this versatile apartment presents much scope as a waterfront residence or a superb holiday home.



Communal Hallway

Sandpiper House offers direct lift and stairwell access from both the secure undercroft car park and the podium-level main entrance. Approached by smart, well-maintained communal hallways the apartment is situated on the second floor.

Hallway 23'10" x 9'11" (max) (7.28 x 3.03 (max))

An 'L'-shaped hallway with taupe carpet flooring. The hallway storage cupboard houses the gas central heating Potterton boiler. Wall-mounted door entryphone and thermostat. Radiator. Dual triple spot light chrome ceiling lights. Doors off to principal rooms.

Living Room/Diner 23'2" x 13'4" (7.07 x 4.07)

A charming, bright south-west facing room dominated by stunning views of the upper reaches of Poole Harbour, Round Island and the Arne peninsula. Double sliding tilt-and-turn glazed doors lead onto the spacious balcony. The lounge/diner offers good-sized open-plan accommodation with space for lounge and dining suites, TV and 'phone points, dual pendant lighting. Radiator. Storage cupboard.

Kitchen Area

An open-plan kitchen range of flat-faced wood effect kitchen units with contrasting white work surfaces and inset stainless steel 1 1/2 bowl sink with mixer tap and drainer. Gas hob with extract over, fitted Bosch double oven. Space for a fridge/freezer, slim line dishwasher & washer dryer. Tiled flooring. Triple spotlight chrome ceiling light. Sea views.

Bedroom 1 13'9" x 13'0" (4.21 x 3.98)

Generous double bedroom with taupe carpet flooring, smooth set ceilings, brushed steel power points, tv point, and fitted white high-gloss triple wardrobe. Front aspect UPVC double-glazed window. Radiator. Door to;

En-suite 9'0" x 3'8" (2.75 x 1.12)

With white suite comprising walk-in shower with glazed screen and white mosaic wall tiling, hand basin with chrome mixer tap and tiled surround, low level WC, shaver point and wood laminate flooring. Radiator.

Bedroom 2 12'1" x 10'0" (3.69 x 3.07)

Double bedroom with dual aspect facing windows and fitted double wardrobes. Taupe carpet flooring. Radiator, Pendant light .

Bathroom 6'11" x 6'1" (2.13 x 1.87)

With white three-piece suite of bath with thermostatic shower over, separate bath mixer taps, wash hand basin with chrome mixer tap beneath white half-height wall tiling, push-button WC. Radiator .Wood laminate flooring.

Outside Space

Two allocated parking spaces in the secure parking area directly below the apartment. Visitors parking also available within the development.

External Communal Grounds

Within this development there are numerous well-maintained communal terraced areas overlooking the Harbour for the enjoyment of residents. A footbridge over the disused rail line gives direct access to Hamworthy Park with all its amenities, offering lovely harbourside walks, access for water sports, open space with a play area for children to enjoy and Hamworthy Park café.

Tenure

Leasehold for a term of 250 years from 2005 with 231 years unexpired.

Service Charge: £1816.40 Pa. 2024

Ground Rent: £125 Pa. 2024

EPC rating B

Council Tax Band D/E Predicted - BCP Council

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.

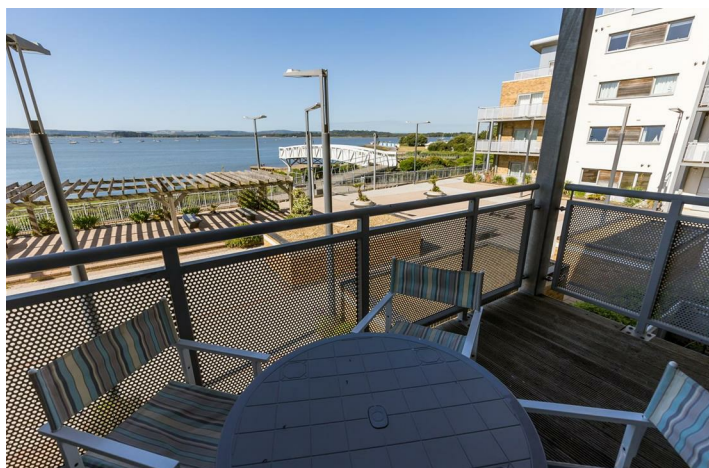
Environment agency Flood risk: Very low risk of surface water flooding

:Very low risk of flooding from rivers and the sea

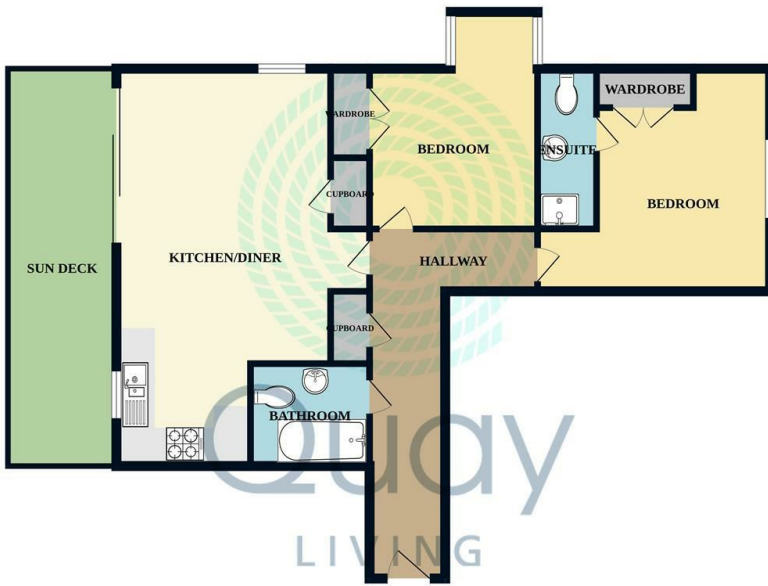
Broadband: Standard 13 Mbps 1 Mbps Good

Superfast 79 Mbps 20 Mbps Good

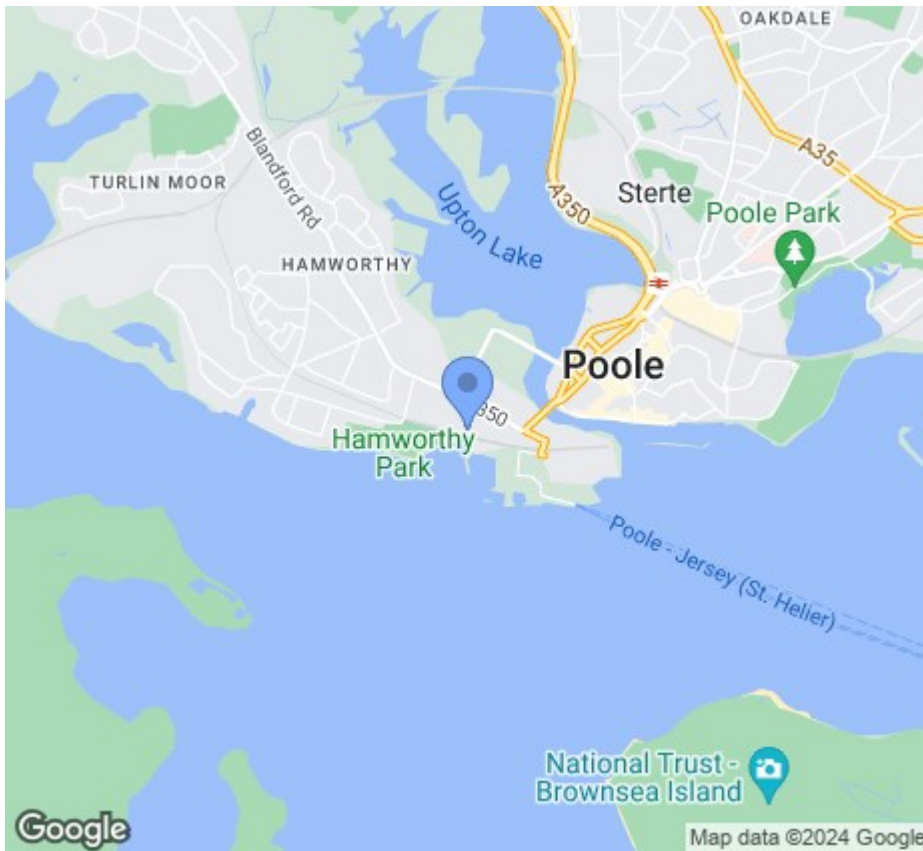
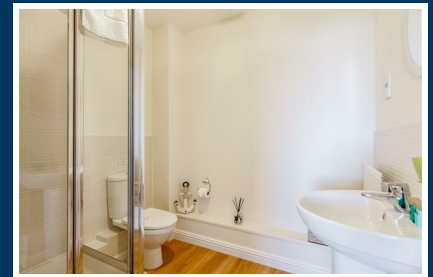
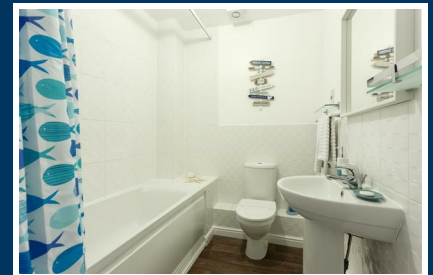
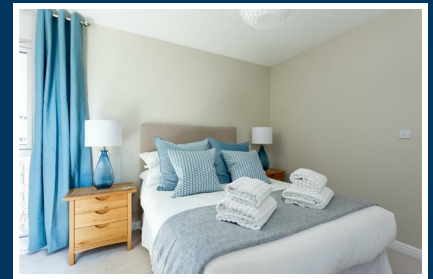
Ultrafast --Not available --



SECOND FLOOR
752 sq.ft. (69.9 sq.m.) approx.



TOTAL FLOOR AREA: 752 sq.ft. (69.9 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Metronom 22024.



Energy Efficiency Rating		Current	Potential
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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