

01202 683444

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

www.quayliving.co.uk



218 Orchard Plaza High Street

Poole, Dorset, BH15 1EG

£215,000 Leasehold



- **Modern Apartment**
- **Two Bedrooms**
- **Gas Central Heating**
- **Council Tax Band C**
- **No Onward Chain**
- **Near Poole Quay**
- **Lift Access**
- **Three Piece Bathroom**
- **EPC B**

A contemporary second floor apartment, conveniently situated within walking distance to Poole Quay and Town Centre. The accommodation provides an open plan lounge/kitchen with integrated white goods. Family bathroom with separate bath and shower, two bedrooms with the master benefiting from fitted wardrobes. Permit parking is available from Quay Visitors multi storey car park at tenant's own expense.



Location

Based in the heart of Poole Old Town, this bright two-bedroom 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 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.

Hallway 24'9" x 4'9" (7.55 x 1.46)

Access to the building is via an impressive access-controlled communal foyer and dual passenger lifts to the first floor. Front door opens into a spacious hallway with recessed spotlighting, entryphone, hallway double cupboard. Timber veneer floor covering.

Living Room/Diner 17'3" x 10'10" (5.27 x 3.32)

Dual aspect bright and airy sitting room . 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.

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 17'7" x 10'10" (5.37 x 3.32)

(Maximum measurements) L- shaped room. Spacious double bedroom with double-glazed window and built-in wardrobe with sliding doors. Pendant lighting, radiator, TV and power points.

Bedroom 2 10'2" x 7'2" (3.10 x 2.19)

Good-sized single room to the frontal aspect, with

radiator and three-arm pendant light fitting. (Maximum measurements)

Bathroom 10'9" x 6'4" (3.28 x 1.94)

White bath & shower suite. Bath with mixer taps. Shower cubicle with a glazed door. Hand basin with mirror over. Push-button WC. Recessed ceiling spotlighting and ceramic tiled floor. Shaver point.

Tenure

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

Ground rent £250pa

Service Charge (2022/23) £1,684.88pa.

Council Tax Band C

EPC Rating 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

Agents note: Photos taken prior to current tenancy commencing.





Measurements are approximate. Not to scale. Illustrative purposes only.
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Energy Efficiency Rating	
Very energy efficient - lower running costs	Current: 82, Potential: 83
(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	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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