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

[www.quayliving.co.uk](http://www.quayliving.co.uk)



**17 Moriconium Quay Lake Avenue**

**Poole, Dorset, BH15 4QP**

**£475,000 Leasehold - Share of Freehold**



- Spacious 2-Bed/2-Bath Apartment
- Balcony with Harbour Views
- 11 Metre Marina Berth
- Share Of Freehold
- Council Tax Band G
- First Floor With Lift
- Dedicated Parking Space
- Gas Central Heating
- EPC B

A wonderful opportunity to acquire a desirable apartment in luxurious Moriconium Quay. Offering both marina and harbour views from its spacious balcony, this large two double-bedroom, two-bathroom apartment comes with its own 11 metre berth in the favoured outer harbour - perfect for seafarers. Presented in excellent order but offering the potential for sensitive updating, this first floor apartment, with lift, is perfect for either full-time living or as a waterside lock-and-leave. Other apartments occupying the same floorplate are laid out as three double-bedroomed units, and there is potential to re-configure this apartment to add the extra double bedroom, if desired. The property is conveyed with a share of the freehold.



## HALLWAY

Accessed via the communal stairs and lift to the first floor, a spacious and airy hallway with pendant lighting, door entryphone, storage cupboard and separate airing cupboard, and doors to principal rooms.

## LOUNGE/DINER 24'1" x 13'10" (7.33 x 4.21)

An impressively-proportioned living space with splayed windows to the dining area and further full-height windows and glazed door to the balcony from the sitting room. With double pendant lighting and matching wall lights, covered radiators, and lovely water views over the marina.

## KITCHEN 13'7" x 8'1" (4.15 x 2.46)

With recessed ceiling spotlighting and a comprehensive range of white fitted base cupboard, drawer and wall units with integrated appliances. Feature 'porthole' window overlooking the marina. Contrasting worktops with inset 1.5 bowl sink and drainer, Neff gas hob with electric oven and extractor over. Fitted microwave, fridge/freezer, and dishwasher. Radiator.

## BEDROOM ONE 17'7" x 12'10" (5.37 x 3.9)

An extremely spacious principal bedroom suite with full-height splayed windows and a further casement window to the eastern elevation. Pendant lighting, a generous range of fitted wardrobes and a covered radiator. Door to;

## ENSUITE 7'11" x 6'11" (2.42 x 2.11)

A generously-proportioned shower room with cream ceramic tiling and contrasting dado. Fitted corner shower with chrome riser rail, vanity unit with inset wash basin and mirror over, concealed cistern WC

## BEDROOM TWO 14'8" x 12'10" (4.48 x 3.9)

Another sizeable double bedroom with ample space for a kingsize suite. Fitted double wardrobe, pendant lighting with two windows to the eastern elevation and a covered radiator beneath.

## BATHROOM 7'10" x 5'11" (2.4 x 1.8)

With a white three-piece suite comprising a bath with mixer tap and shower attachment. Half-height cream ceramic tiling with contrasting dado, vanity unit with inset wash hand basin with mirror over. Shaver socket and light. Radiator with fitted towel rail over.

## BALCONY

Accessed via double doors, this spacious covered balcony offers space a plenty for al fresco dining and casual seating. With terracotta floor tiles and glazed balustrading, the orientation of the balcony offers wonderful views over the marina and out to the harbour beyond.

## MARINA BERTH

A conveniently situated 11m berth is located in the outer marina, accessible at all states of the tide.

## SERVICE CHARGES

The annual service charge for the apartment is £5,254.82. Additionally, there is a maintenance charge for the marina berth of £3,384.06 to include marina maintenance and dredging.

Total £8,638.88pa

## EXTERIOR

A single allocated car parking space is located at the front of the property.

## TENURE

The property is conveyed with a long lease with nil ground rent and a share of the Freehold.

Council Tax Band G & EPC B

## COUNCIL TAX

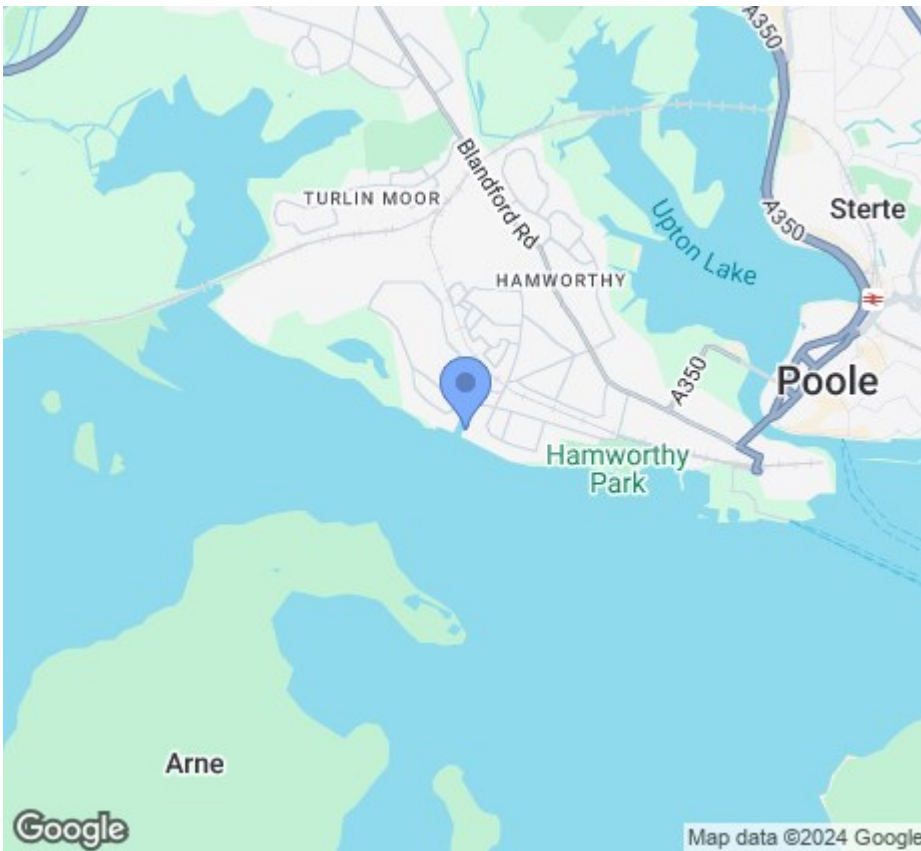
The property is in Band 'G'. The 2023/24 charge is £3,414



FIRST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only. Made with Metropix 12022



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	85	85
(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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