

01202 683444

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

www.quayliving.co.uk



Flat 11 Guillemot House

Poole, BH15 4GD

£225,000 Leasehold - Share of Freehold



- Frontline Waterfront Apartment
- Yards from Beach and Park
- Open Plan Living Room / Diner
- Secure Gated Undercover Parking Space
- Council Tax Band B
- Balcony Views across Poole Harbour
- 1 Double Water Facing Bedroom
- Ideal 2nd Home/Holiday Let Investment
- EPC Rating C
- NO ONWARD CHAIN

Enjoying delightful direct Harbour views from its waterfront balcony, this one double-bed apartment offers an idyllic lifestyle, with Poole Harbour, Hamworthy Park and historic Poole Quay all within a short stroll of this private, gated development. Situated on the first floor, the apartment comes with one secure car parking space and further visitors' parking is available. Modern kitchen and bathroom. Gas central heating. Balance of 250 year lease.



Communal Hall

Guillemot 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 accessed via the 1st floors.

Hallway 13'1" x 6'3" (4.00 x 1.91)

Accessed by communal lift and stairs to the first floor, the front door opens into a broad hallway with full-height cupboard, separate boiler cupboard with Potterton Boiler, door entryphone, radiator. Carpet floor. Dual pendant lights. Doors to all rooms.

Living Room / Diner 24'7" x 12'9" (7.50 x 3.90)

A delightfully bright open plan reception room with sliding doors to the balcony with glorious direct water front views. A delightful living space with ample space for both a living area and dining area, styled in a neutral decor with carpet flooring. Twin pendant lights and radiators. To the far end, sits the kitchen area.

Kitchen Area 10'2" x 9'6" (3.12 x 2.90)

To the far end of the living room is an open-plan kitchen range of flat-faced wood effect kitchen units with contrasting white work surfaces and inset 1 1/2 bowl stainless steel sink with mixer tap and drainer. Ceramic hob with extract over, fitted electric oven, space for a dishwasher, integrated washing machine. Generous storage cupboards and drawers. Space for a stand tall fridge/freezer. Surrounding tiled splash back. Vinyl tile effect flooring. Triple spotlight chrome fixed ceiling light.

Bedroom 11'2" x 8'11" (3.42 x 2.72)

Overlooking direct harbour & marina views, this charming double bedroom is of generous proportion with ample space for bedroom furniture and wardrobes. Pendant light, neutral carpet, radiator.

Bathroom 7'0" x 5'11" (2.15 x 1.82)

A white three-piece suite, bath with shower over, mixer taps & glazed shower screen. Pedestal wash basin with chrome mixer taps, push-button WC. Radiator. Vinyl tile effect flooring & part tiled walls. Fixed ceiling light.

External

The apartment comes with an allocated car parking space in the secure ground floor parking area. In addition, there are a number of visitors' spaces. There is a communal bin store and cycle parking.

Tenure

Leasehold (Share of Freehold) for a term of 250 years from 2005 with 231 years unexpired.

Service Charge - £3122. PA (2024)

Ground Rent - Nil

EPC Rating B

Council Tax Band B

Material Information: The building is of timber-framed construction with a concrete core. External elevations are rendered with feature brick facings in places and rainscreen cladding predominantly at higher level.

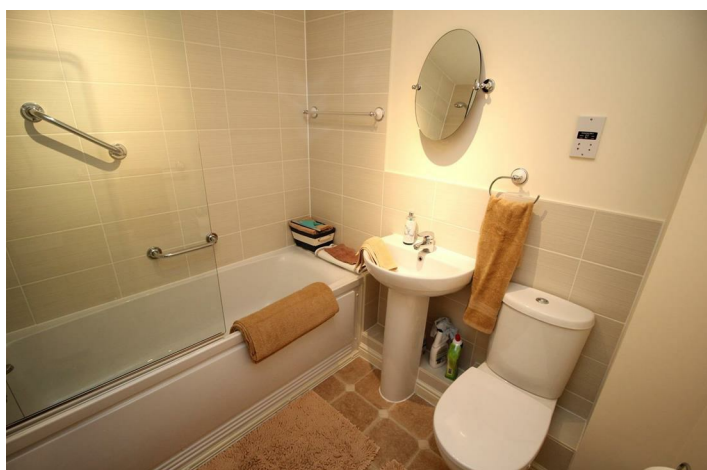
Broadband Available Speeds : Standard 13 Mbps 1 Mbps Good

Superfast 80 Mbps 20 Mbps Good

Ultrafast Not available Not available

Environment Agency Flood Risk: very low risk of surface water flooding

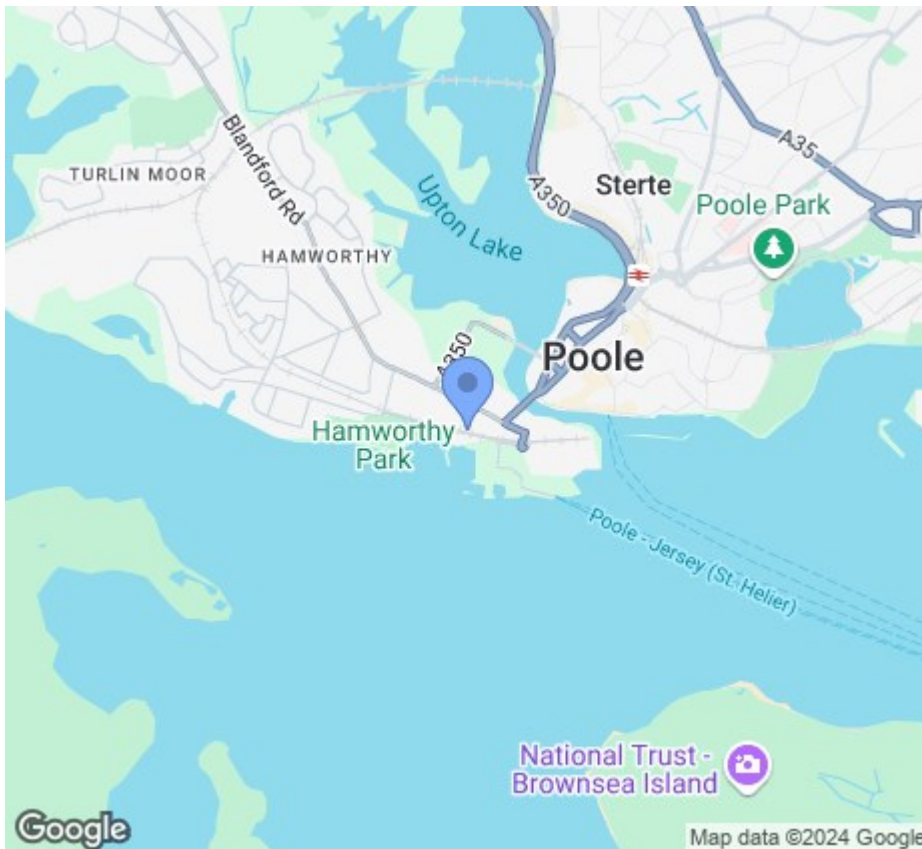
very low risk of flooding from rivers and the sea



FIRST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only. Made with Mapsoft (2024)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	78	79
(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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