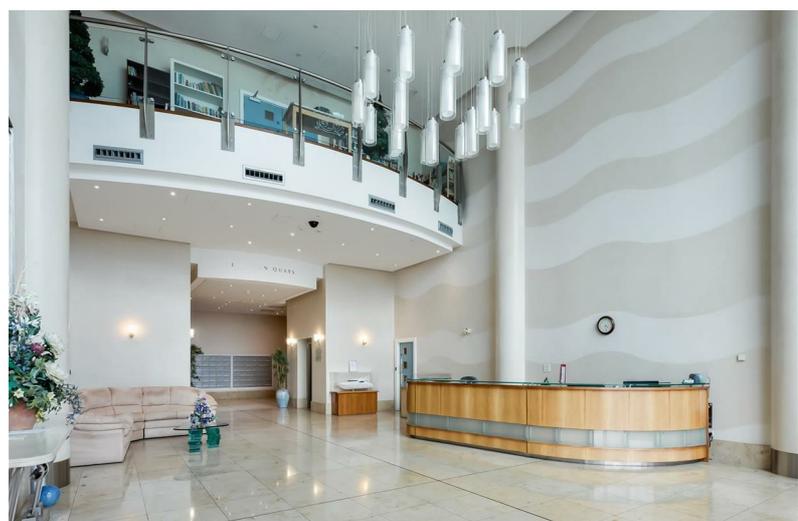


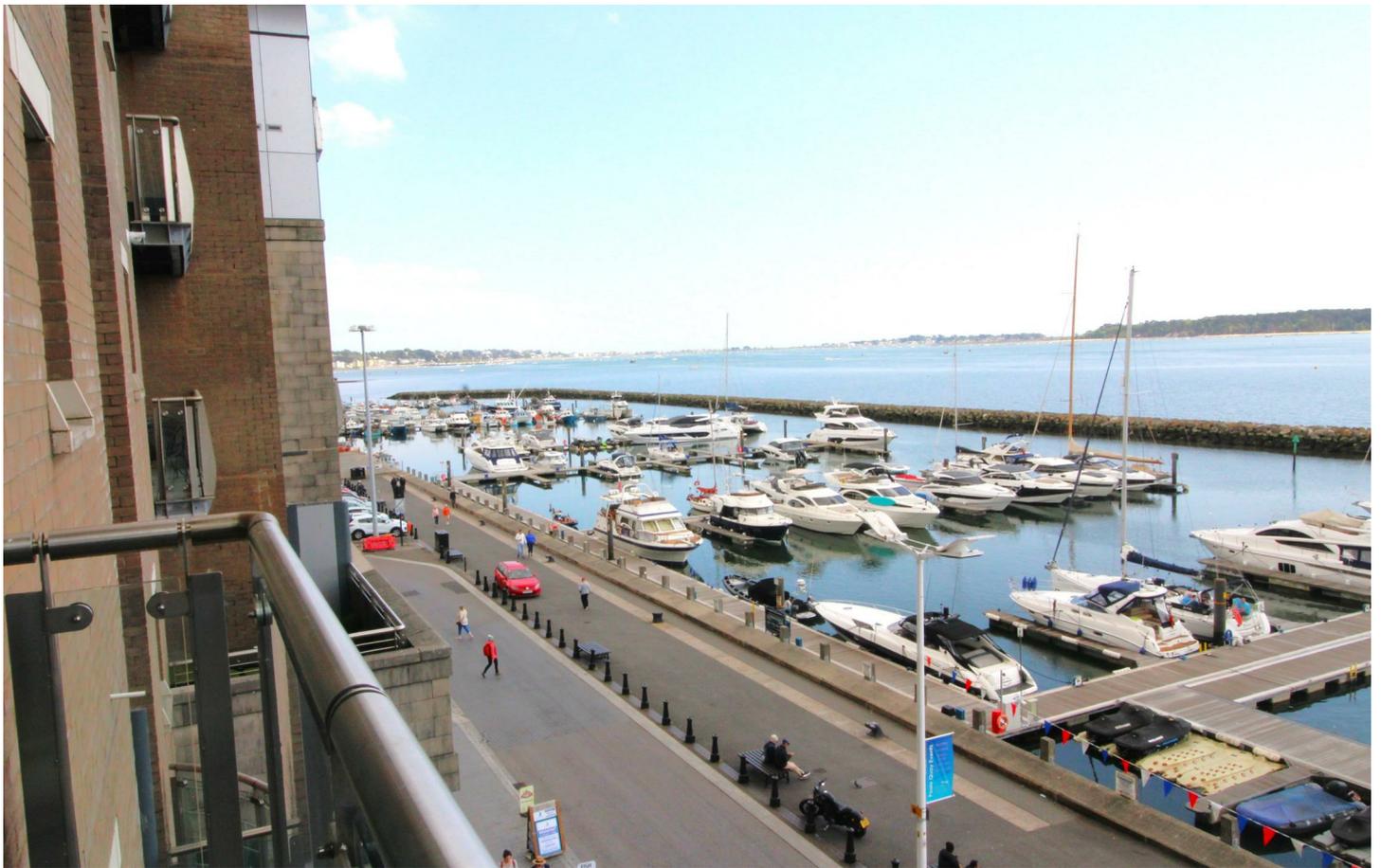
01202 683444

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

www.quayliving.co.uk



54 Dolphin Quays
Poole, Dorset, BH15 1HH
£499,950 Leasehold



- **Stunning Direct Harbour Views**
- **Two Bedroom Apartment**
- **Open Plan Living Room/Diner with Balcony**
- **Secure Gated Undercover Parking**
- **EPC B & Council Tax Band G**
- **Poole Quay Prime Waterside Development**
- **Two Sea View Balconies**
- **2 Bathrooms**
- **24 Hour Concierge Service**
- **NO ONWARD CHAIN**

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

A luxurious two double-bedroom, two bathroom apartment located on the third floor, with stunning balcony views of Poole Quay and the harbour beyond. 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.



COMMUNAL ENTRANCE

Dolphin Quays' prestigious foyer offers a 24 hour front desk security service. Two lifts and stairs serve all floors.

ENTRANCE HALL

A spacious entrance hall with recessed spotlights, wood laminate flooring. Doors off to principal rooms. Storage cupboard and boiler cupboard fitted with a modern Vaillant boiler. Entryphone and thermostat controls.

LIVING ROOM / DINER 21'0" x 11'2" (6.4 x 3.4)

A superb generously sized 'L-shaped' open-plan living/dining leads onto the balcony via sliding glazed doors with direct front-line views over the Quay, Marina and the Harbour beyond. The dining area leads into the kitchen.

BALCONY

Accessed from the living room, overlooking the Quay, Marina and beyond to Brownsea Island, with stunning views and space for al fresco dining.

KITCHEN 11'5" x 11'10" (3.5 x 3.62)

A top-quality Miele fitted kitchen with Miele appliances, including a 5 ring gas hob beneath a stainless steel canopy. Electric oven, microwave, integrated dishwasher, full-height fitted fridge/freezer. Ceiling spotlights and additional under-unit lighting. A range of flat-fronted cream base cupboard and wall storage units. 1 1/2 bowl stainless steel sink and drainer with chrome mixer. Tiled splash back. Contrasting tiled flooring. Breakfast bar.

BEDROOM 1 14'7" x 10'0" (4.47 x 3.05)

A generously proportioned Master Bedroom overlooking the Harbour with a glazed door opening out onto the balcony also shared with Bedroom 2. Double fitted wardrobe. Door to en-suite. Radiator. Wood laminate floor. Fixed ceiling lights & wall lights.

EN-SUITE 12'5" x 9'10" (3.80 x 3.01)

A fully fitted suite with a corner shower with glazed door and chrome mixer controls and a panel enclosed bath with shower over. Wall mounted wc with concealed cistern, pedestal wash hand basin, light and shaver point, chrome heated towel rail, inset ceiling lighting. Extractor fan. Tiled floor and walls. Extractor fan. Recessed triple glazed shelving.

INTER-CONNECTING BALCONY

Both bedrooms benefit from balcony views, overlooking the Quay, Marina and beyond to Brownsea Island, with a 'Jack & Jill' styled interconnecting balcony.

BEDROOM 2 17'4" x 8'9" (5.29 x 2.67)

With front aspect double glazed window overlooking the Harbour and a second glazed door opening out onto the shared balcony with Bedroom 1. Fitted wardrobe. Radiator. Wood laminate floor. Fixed ceiling lights & wall lights.

FAMILY BATHROOM 8'3" x 6'3" (2.53 x 1.93)

Fully fitted bathroom suite with chrome fittings throughout with double ended panel enclosed bath with wall mounted mixer tap. Wall mounted WC, wash hand basin. Extractor fan. Fully tiled walls and floor tiling. Chrome fitted towel rail. Recessed ceiling lighting. Extractor fan.

UTILITY ROOM 7'0" x 4'1" (2.15 x 1.27)

Accessed from the hallway, with a fitted worktop area and space/plumbing for a washing machine and a tumble dryer. Tiled floor. Ceiling lighting.

TENURE

Leasehold for a term of 130 years from 2000 with 107 years unexpired.

Ground Rent £1000 pa doubling in 2040 and 20-yearly thereafter.

Service Charge £7708.14 pa

Council Tax Band D & EPC Rating B

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 Mbp 1000 Mbps Fast

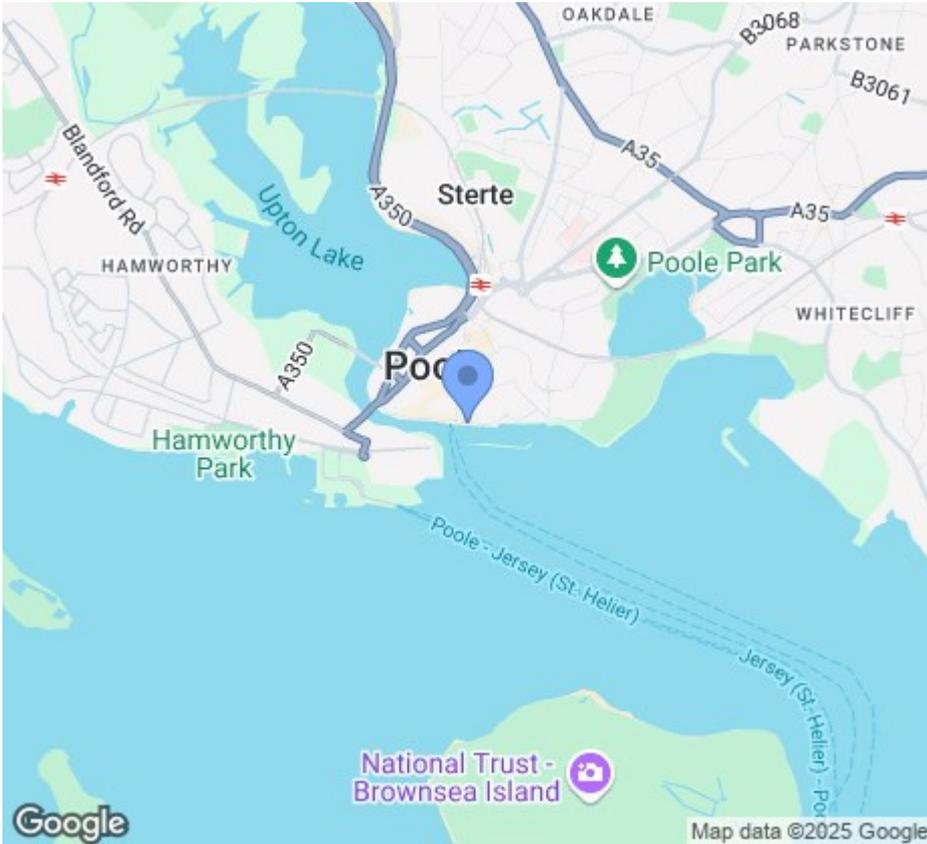
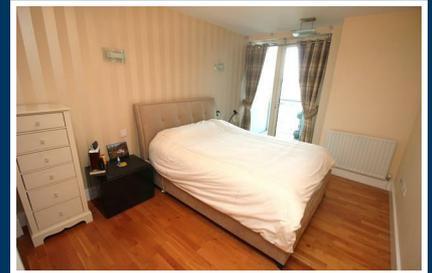
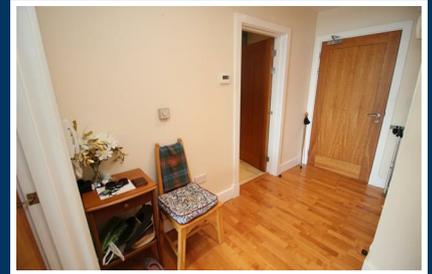
EXTERNAL

One gated dedicated car parking space in the adjacent private multi-storey car park, accessed via a glazed bridge link directly into the development. Secure bike store.





Measurements are approximate. Not to scale. Illustrative purposes only.
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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		84	85
		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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