

01202 683444

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

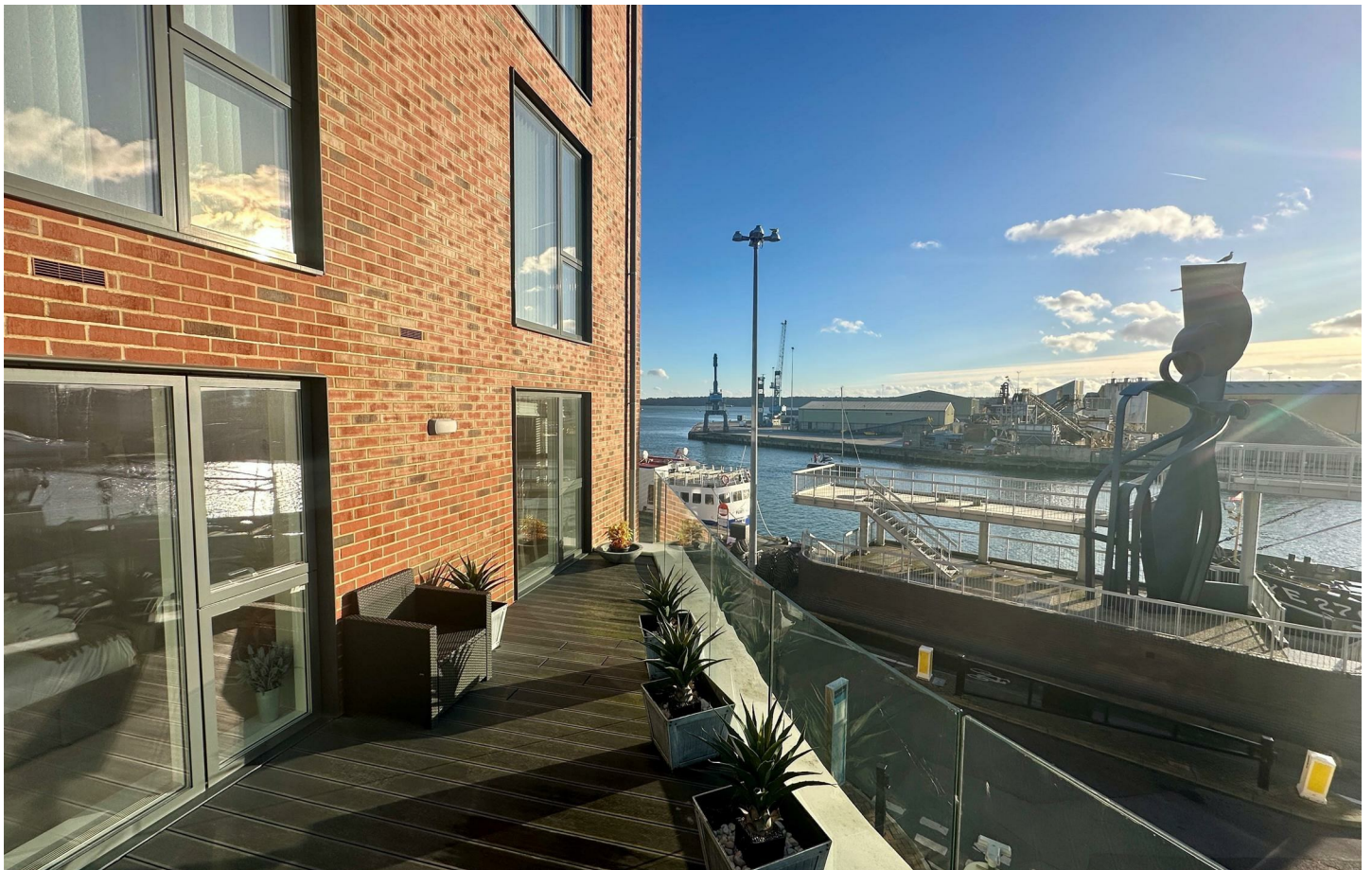
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5 Harbour Lofts

Poole, Dorset, BH15 1AB

£600,000 Leasehold



- **Immaculately Presented Waterfront Apartment**
- **Panoramic Harbour Views**
- **2 Doubles & 1 Single Bedroom**
- **1 of 9 Luxury Apartments**
- **EPC Rating B**

- **Frontline Balcony & Waterfront Roof Terrace**
- **Three Bedrooms, 2 Bathrooms**
- **Luxury Finish Throughout**
- **Frontline Poole Quay Location**
- **No Onward Chain**

A sublime, light-filled and luxurious modern apartment with stunning views and south-facing sun terraces. This luxurious second floor waterfront apartment has been finished to high-quality specification and features a sensational open plan kitchen/living/dining area with an extensive sun terrace & additional sheltered balcony.

The apartment boasts three bedrooms comprising a Master en-suite, a second double bedroom with water views, a further single bedroom, plus an additional family bathroom.

Situated within the heart of historical Poole Quay, the local amenities and buzzing town centre are only a short walk away. The trendy and chic harbour front of Old Town Poole and a short distance to Sandbanks, where you will find nine miles of golden Blue Flag beaches.



Hallway

A spacious entrance hallway area approaches all principle rooms within this magnificent apartment. A deep double storage cupboard houses the boiler with space and plumbing for a washing/dryer. Entryphone. Thermostat controls. Engineered oak flooring. Underfloor heating.

Living room / Diner 20'0" x 19'3" (6.12 x 5.87)

Accommodating the kitchen area also is this superbly presented spacious triple aspect open-plan lounge/diner with full height glazed doors leading to sun terraces to both aspects, maximizing the enjoyment of the stunning panoramic views towards the quay and beyond. Immaculately decorated throughout with engineered Oak flooring & inset spot lights. Open plan configuration leads into the Kitchen area. Underfloor heating.

Kitchen Area

A well-appointed kitchen situated within the spacious open-plan lounge diner. Smart range of stylish fitted wall cupboards, base units and drawers with contrasting worksurfaces & splash back with inset bowl sink and drainer. Siemens Integrated microwave, electric cooker with induction hob over with extractor hood. Integrated fridge/freezer & fitted dishwasher. Under cabinet lighting & multi-sequence recessed ceiling spotlights.

Front Balcony

A fantastic front aspect balcony provides sheltered outside access all year round to the direct waterfront views of the Quay. Accessed via full height glazed doors from the living room and overlooked from the Master bedroom.

Roof Terrace

Full-height glazed door lead out from both the living room and second bedroom onto an extensive south facing decked sun terrace, enjoying the breathtaking front line harbour views.

Master Bedroom 18'6" x 14'4" (5.64 x 4.37)

A generously sized twin aspect waterfront Master en-suite bedroom directly overlooking the Quay front with side aspect front sun terrace. Light grey luxury carpet flooring. Built-in mirror glazed double wardrobes with sliding doors. Underfloor heating. Door leading to en-suite:

En-suite Shower Room 8'2" x 5'2" (2.50 x 1.59)

A contemporary white suite featuring a double shower room presents the double shower with glazed doors and chrome mixer controls, built-in wash basin with wall-mounted mirror over, a concealed cistern low level WC. Chrome heated towel radiator. Feature tiled walls and porcelain tiled floor. Recessed ceiling spotlights. Extractor fan. Underfloor heating.

Bedroom 2 18'6" x 14'4" (5.66 x 4.37)

The full height side aspect window and glazed door of the charming second double bedroom overlook the Quay and lead onto the side aspect sun terrace. Built-in double wardrobes. Carpet flooring. Light grey luxury carpet flooring. Fixed ceiling lights. Underfloor heating.

Bedroom 3 8'1" x 6'10" (2.47 x 2.09)

Side aspect UPVC. Wood laminate flooring. Underfloor heating. Fixed ceiling light.

Family Bathroom 8'0" x 5'6" (2.46 x 1.69)

Generously sized and fully tiled, featuring a built-in bath with central mixer taps and shower attachment over, a contemporary built-in wash basin with wall-mounted mirror over, a concealed cistern low level WC. Chrome heated towel radiator. Feature tiled walls and Porcelain tiled floor. Recessed ceiling spotlights. Extractor fan. Underfloor heating.

Tenure

Leasehold

10 year Building warranty through Build Zone (6 years remaining)

Leasehold for a term of 999 years from 2018 with 992 years unexpired.

Ground Rent - £150 Pa. (2025)

Service Charge - £3819.24 Pa. (2025)

Council Tax Band F

EPC Rating B

Environment Agency Flood Risk Level : Low risk of surface water flooding

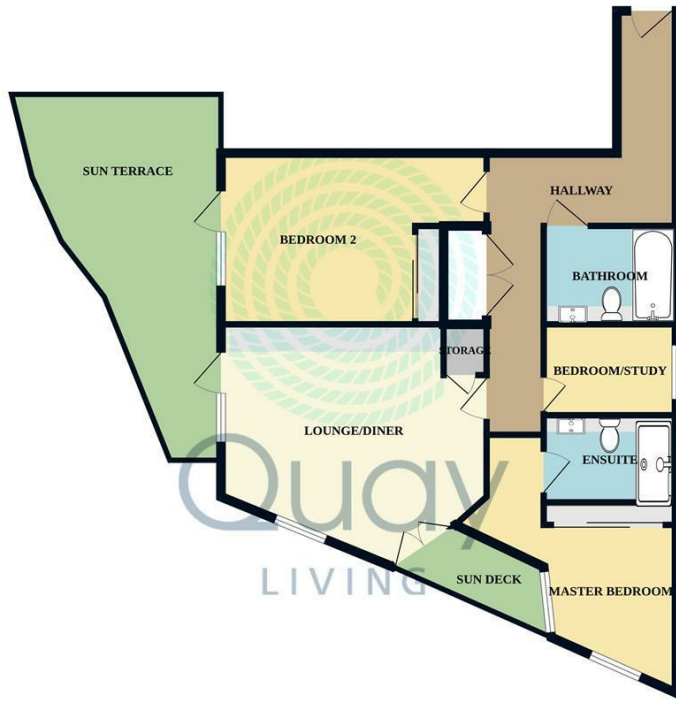
Medium risk of flooding from rivers and the sea

Material Information - Timber frame construction under a pitch tiled roof, Exterior walls brick construction.

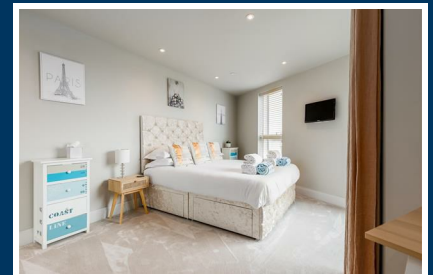
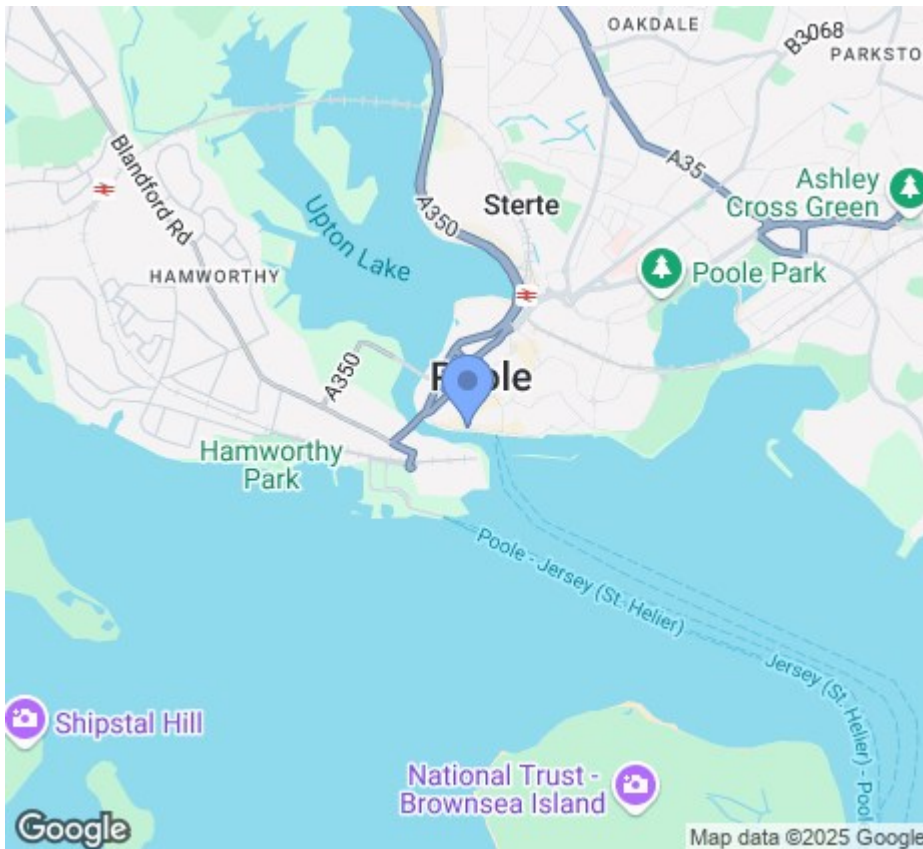
Broadband: Standard 11 Mbps 1 Mbps Good
Superfast 80 Mbps 20 Mbps



FIRST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Miroplan (2025)



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) A	86	86
(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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