

01202 683444

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

www.quayliving.co.uk



507 Orchard Plaza

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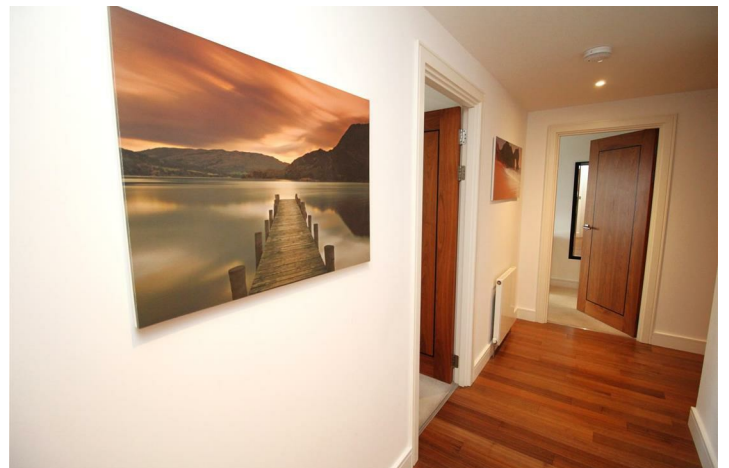
£375,000 Leasehold



- 5th Floor Penthouse Apartment
- Two Double Bedrooms
- Balconies with Harbour Views
- Poole Quay Location
- EPC Rating B
- Double Garage
- Master Ensuite
- Lift access
- Council Tax Band D anticipated
- No Onward Chain

A sensational two bedroom fifth-floor penthouse apartment presents an array of remarkable features boasting breathtaking panoramic views from the roof top balcony.

Orchard Plaza is a sought-after development, moments from Poole Quay and with the historic Old Town on its doorstep. Town centre shopping, Poole's mainline railway station, and the Lighthouse entertainment complex are all within convenient walking distance. Harbourside Park is perfect for afternoon strolls.



**Hallway 13'11" x 12'11" (max measurements)
(4.26 x 3.95 (max measurements))**

A light and spacious L-shaped entrance hall with recessed spotlights, wood laminate flooring. Doors off to principal rooms. Storage cupboard with Vaillant boiler and additional storage cupboard. Entryphone system. Radiator.

Living Room / Diner 18'4" x 12'4" (5.60 x 3.77)

Accommodating the kitchen area also is this superbly presented spacious open-plan lounge/diner with French doors leading onto the balcony, enjoying panoramic views. Immaculately decorated throughout with wood laminating flooring, two fixed ceiling lights and two radiators. Open plan configuration leads into the Kitchen area.

Kitchen Area 10'7" x 9'1" (3.25 x 2.78)

A well-appointed kitchen situated within the spacious open-plan lounge diner. Smart range of stylish white high-gloss, fitted wall cupboards, base units and drawers with contrasting granite worksurfaces with inset twin-bowl sink and drainer. Bosch Integrated microwave, electric cooker with gas hob over and stainless-steel extractor hood. Integrated fridge/freezer. Fitted dishwasher & washer/dryer. Tiled splashback, ceramic flooring & recessed ceiling spotlights.

**Bedroom 1 18'6" x 10'8" (max measurements)
(5.65 x 3.26 (max measurements))**

This generous master bedroom with en-suite, features French doors which lead onto the frontal aspect balcony providing spectacular views. Built-in double wardrobes. Radiator. Carpet floor. Fixed ceiling lights.

En-suite 8'5" x 5'4" (2.57 x 1.64)

A superbly designed double shower room presents the double shower with glazed doors and chrome mixer controls, a contemporary feature round wash basin with wall-mounted heated mirror over, a concealed cistern low level WC. Chrome heated towel radiator. Feature tiled walls and floor. Recessed ceiling spotlights. Extractor fan.

Bedroom 2 14'0" x 8'9" (4.27 x 2.69)

Twin full height frontal aspect windows enjoy the light and views of the balcony. Built-in double wardrobes. Radiator. Carpet flooring. Fixed ceiling lights.

Bathroom 8'2" x 6'6" (2.50 x 1.99)

This stylish bathroom showcases thoughtful design and

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

Sun Terrace

Accessed via the living room and bedroom one enjoying far reaching Panoramic Views.

Second Balcony

The perfect morning sun breakfast balcony.

Accessed via the Hallway, this generous balcony provides southerly aspect quayside views.

Garage 22'8" x 15'1" (6.91 x 4.60)

Double Garage. Electric up & over door with remote control access. Light & power.

TENURE

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

Ground Rent - £500 Pa. Reviewed in 2033 and 25-yearly thereafter to RPI.

Service Charge - £2719.32 Pa. (2025)

Council Tax Band - D anticipated

EPC Rating B

Flood Risk Level : Very Low

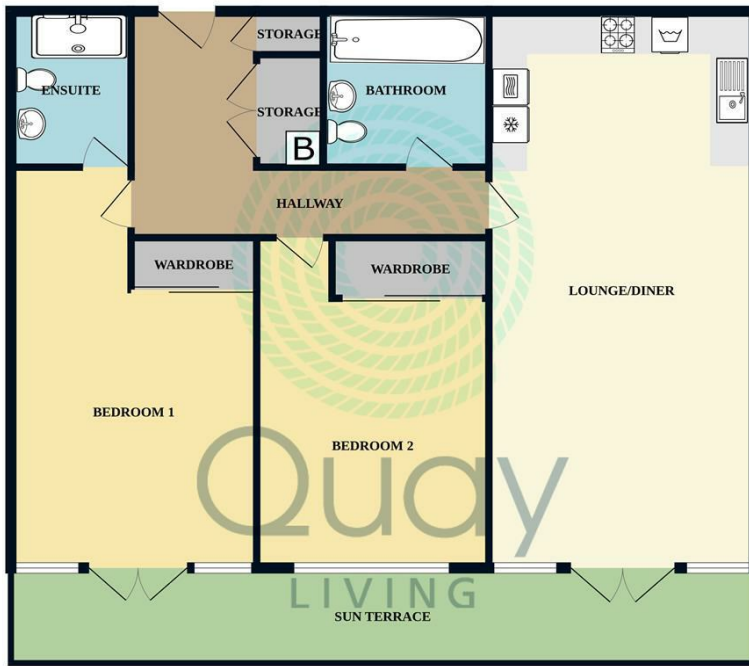
Material Information - Reinforced concrete-frame construction with beam-and-pot concrete floors. Penthouses of steel-framed construction under a profile-sheet metal roof. Non-combustible rainscreen-clad external elevations with solid aluminium exterior panels and Rockwool insulation. Gable ends finished in traditional brick and block.

Broadband: Standard 17 Mbps 1 Mbps Good
Superfast Not available Not available Unlikely
Ultrafast 1000 Mbps 1000 Mbps Good

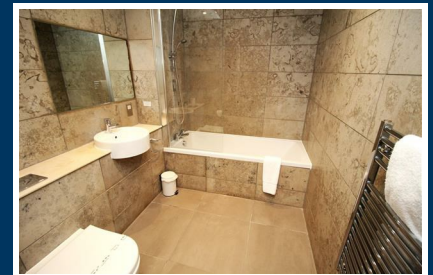
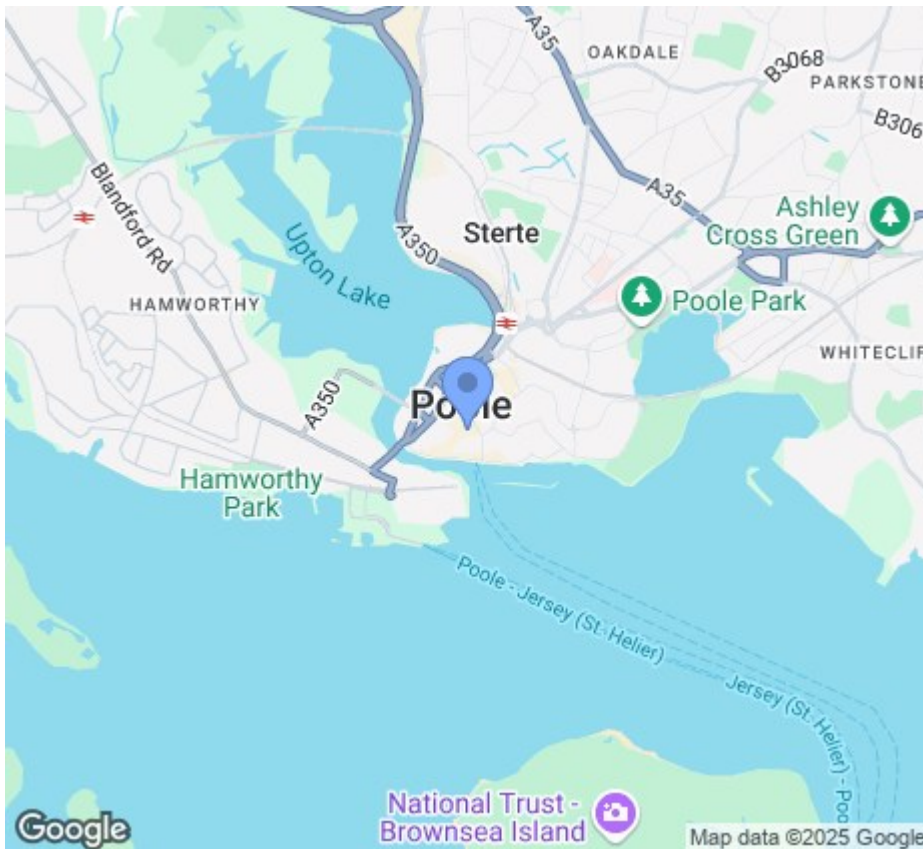
Standard 50 Mb Fibre and 1 Gb Superfast is available.



FIFTH FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Metropix 12025



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(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		
	83	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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