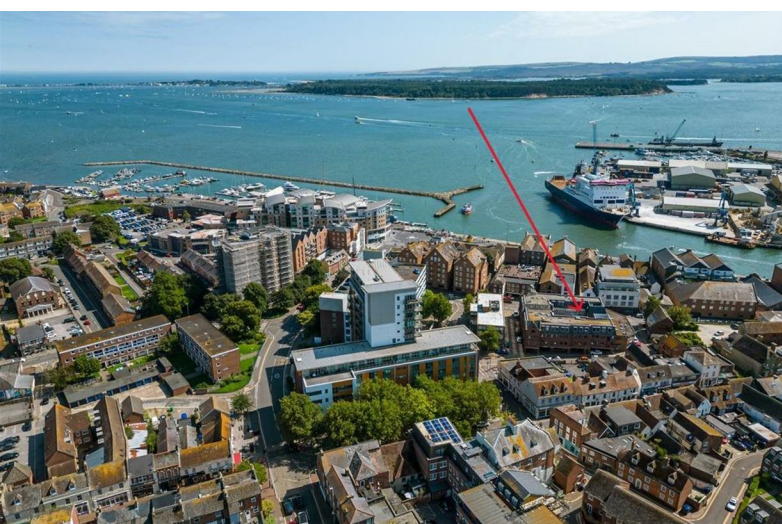


01202 683444

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

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Flat 14 The Seed Warehouse

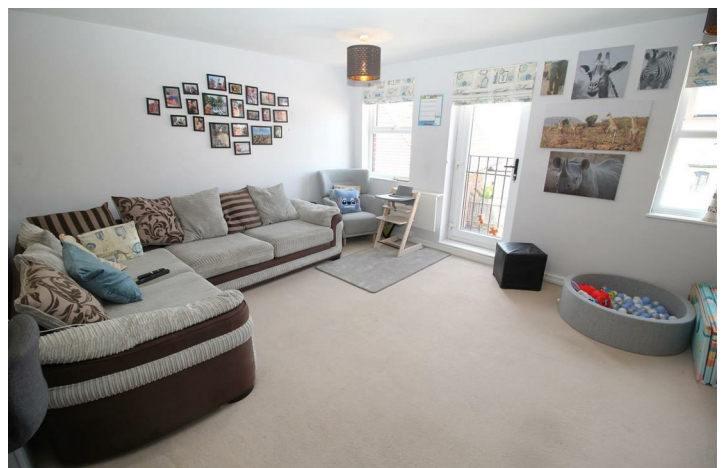
Poole, Dorset, BH15 1SB

£189,950 Share of Freehold



- Second Floor Warehouse Apartment
- Views overlooking the Communal Garden Terrace
- Close Proximity to Poole Quay Front
- Council Tax Band C
- Electric Heating/ UPVC Double Glazing
- Two Double Bedrooms
- Gated Secure Allocated Parking Space
- Contemporary Open Plan Living Room/Diner
- EPC Rating C
- Share of Freehold

A light and spacious second-floor warehouse apartment situated within Old Poole Town. This well-presented two-bedroom, one bathroom property has the added benefit of a secure on-site parking space and access to the delightfully presented communal courtyard terrace. Moments from the Quay front 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

Accessed via the second floor. Doors to all principal rooms. Storage cupboard with space and plumbing for the washing machine and immersion heater. Entry phone system. Wall-mounted electric heater. Taupe Carpet flooring.

Bedroom 1 12'7" x 9'1" (3.86 x 2.79)

A well-proportioned double bedroom with views overlooking the communal garden roof terrace. Wall-mounted electric heater. Taupe Carpeted flooring. Pendant light.

Bedroom 2 9'1" x 8'9" (2.79 x 2.69)

A second double bedroom with pendant ceiling light, also benefiting from garden terrace views. Taupe fitted carpet.

Bathroom

A white suite with an oversized bath with a shower screen & shower over. Built-in wash basin with vanity unit and wall-mounted mirror over, and a back-to-wall low-level WC. Heated towel radiator. Partially tiled walls and tiled floor. Fixed ceiling spotlights. Extractor fan.

Living Room / Diner 24'6" x 15'8" (7.49 x 4.78)

A spacious open plan living room with a Juliet balcony adjoining the kitchen area. Two wall-mounted electric heaters Twin ceiling lights and inset spot lights. Taupe carpet flooring.

Kitchen Area

This attractive modern fitted kitchen benefits from an integrated 'American-style' fridge freezer with water dispenser, a built-in electric oven with ceramic hob beneath a stainless steel canopy and space for a slim-line dishwasher. Wood effect work surfaces complete with breakfast bar and a brick tiled splashback. A range of flat-fronted base cupboards and wall storage units, a

1 1/2-bowl sink and drainer with chrome mixer and wood panelled flooring. Inset ceiling spot lights.

Garage

One sheltered secure allocated parking space.

Tenure

Leasehold remaining - 125 years from 25 June 1991- 92 Years
with a share of the freehold.

Ground Rent: Peppercorn

Service Charge £ 2910.85 (2025)

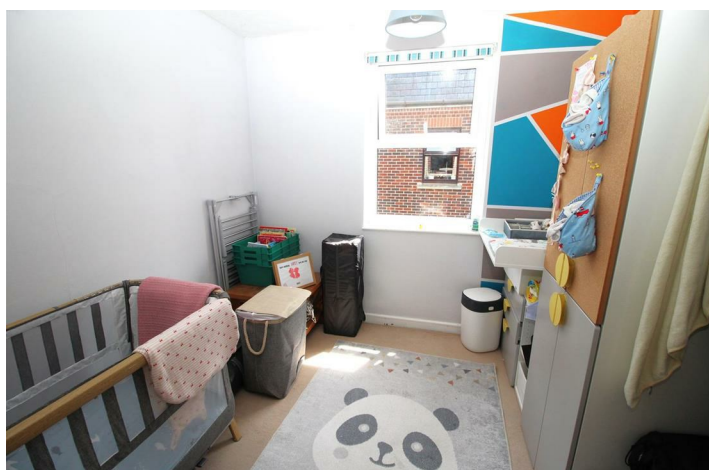
EPC Rating C

Council Tax Band C

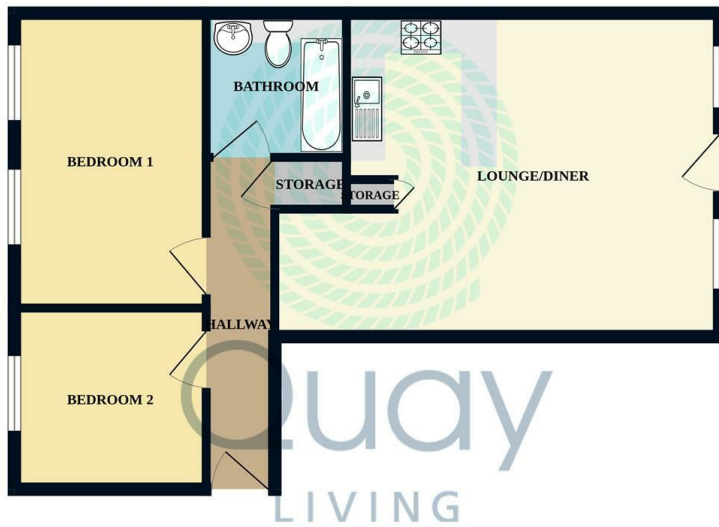
Material Information: A traditional construction with concrete floors, brick elevations and predominantly pitched, tiled roofs.

Environment Agency Flood Risk: high risk of surface water flooding
low risk of flooding from rivers and the sea

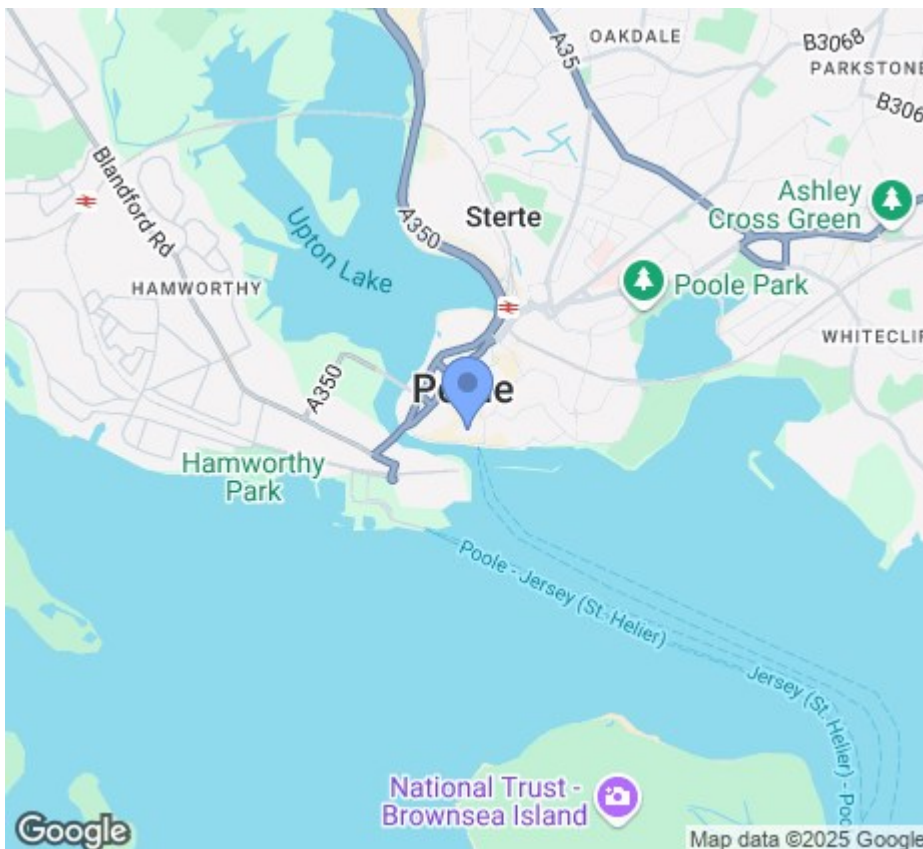
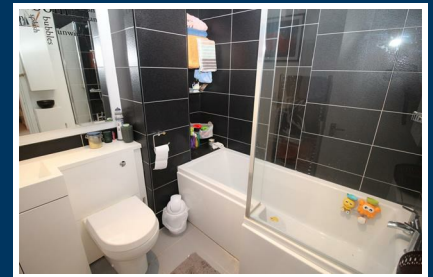
Broadband: Standard 13 Mbps 1 Mbps Good
Superfast 76 Mbps 20 Mbps Good
Ultrafast 1000 Mbp 100 Mbps



SECOND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Mirogo 12/2023



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92-100) A		80
(81-91) B		
(69-80) C	73	
(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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