

01202 683444

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

www.quayliving.co.uk



48 Dolphin Quays

Poole, Dorset, BH15 1HH

£299,950 Leasehold



- Sea Views
- Two Bedrooms
- Secure Gated Undercover Parking
- Open Plan Living
- Council Tax Band E (estimated)
- Balcony
- Two Bathrooms
- 24 Hour Concierge
- EPC C

A lovely two bedroom, two bathroom property in immaculate condition set within the much sought after Dolphin Quays. With side views of Poole Quay and secure gated covered parking, this property would make an ideal home, lock up and leave or a holiday rental.



LOUNGE/DINER 21'0" maxm x 13'0" maxm (6.4 maxm x 3.95 maxm)

A lovely space with luxurious cherry wood floors and full height tilt and slide patio doors leading to the balcony. There is a further window to the dining area allowing the entire room to be flooded with natural light. Lighting is by recessed spot lighting and wall lights.

KITCHEN 9'3" x 8'3" (2.81 x 2.51)

Open plan to the lounge/diner is a fully fitted Miele kitchen with a comprehensive range of cream flat fronted wall and base units with intergrated appliances, including fridge/freezer, dishwasher, washer/dryer, electric oven with gas hob and extractor over. Stainless steel sink with a chrome mixer tap. Recessed down lighting and concealed under unit lighting. Cream ceramic floor and wall tiles.

MASTER BEDROOM 18'10" maxm x 9'11" (5.75 maxm x 3.02)

A spacious master bedroom with double sliding doors to the fitted wardrobe and a door to the en-suite. Recessed downlights and wall lights.

ENSUITE 7'2" x 6'6" (2.18 x 1.98)

A fully tiled shower room with a white suite including a walk in shower cubicle with chrome framed glazed door and thermostatic shower. Wall mounted basin with an integral mirror above and a wall mounted wc. Recessed glass shelving allows storage of your everyday needs. A tiled floor and recessed lighting give this en suite a modern feel.

GUEST BEDROOM 11'0" maxm x 18'3" (3.35 maxm x 5.55)

Another generously proportioned double bedroom with fitted wardrobes and overhead cabinets.

BATHROOM 6'8" x 5'7" (2.03 x 1.7)

Half tiled bathroom with cream wall and floor tiles and

a white suite. An oversized bath with a chrome wall mounted mixer tap. A wall mounted basin with a mirror over and a wall mounted concealed cistern wc with recessed glass shelving over.

BALCONY 8'8" x 4'3" (2.65 x 1.3)

Leading directly from the lounge is the balcony giving a marvellous side view of Poole Harbour and beyond.

TENURE

Leasehold remaining - 107 Years remaining, with a share in superior landlord, Dolphin Quays (2009) Ltd.

Ground Rent £800 pa (2024) doubling in 2040 and 20-yearly thereafter.

Service Charge £5605.92 pa (2024)

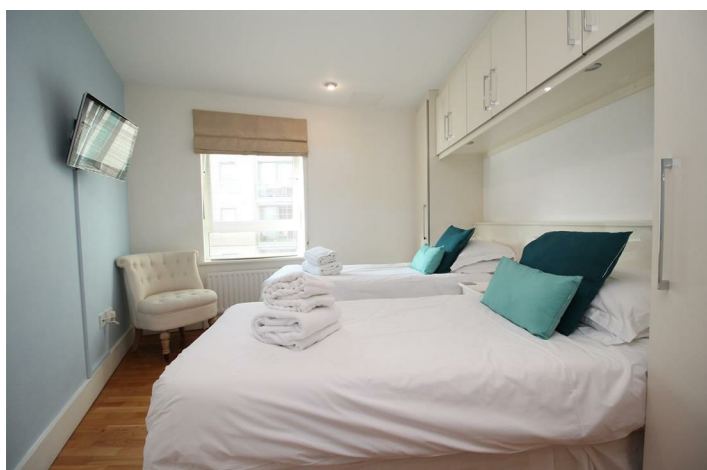
Material Information: Reinforced concrete-frame construction with concrete floors. External elevations mostly traditional brick and block, with areas of render and (predominantly high-level) decorative non-combustible rainscreen panels and Rockwool insulation.

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

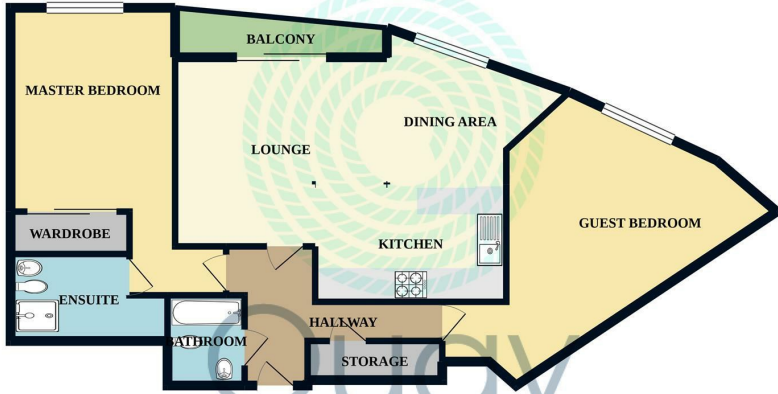
Broadband: Standard 13 Mbps 1 Mbps Good
Superfast 67 Mbps 16 Mbps Good
Ultrafast 1000 Mbp 1000 Mbps Fast

The quayside location, secure parking and prestigious nature of the building have made this apartment a successful holiday-let investment for the current owners. Further details of seasonal rates and occupancy levels can be provided to prospective holiday investors.

Furniture could be made available by separate negotiation.



GROUND FLOOR



LIVING

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error or misstatement. This plan is for illustrative purposes only and should be taken as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix 1/2020



| 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 | | 80 | 82 |
| | | 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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