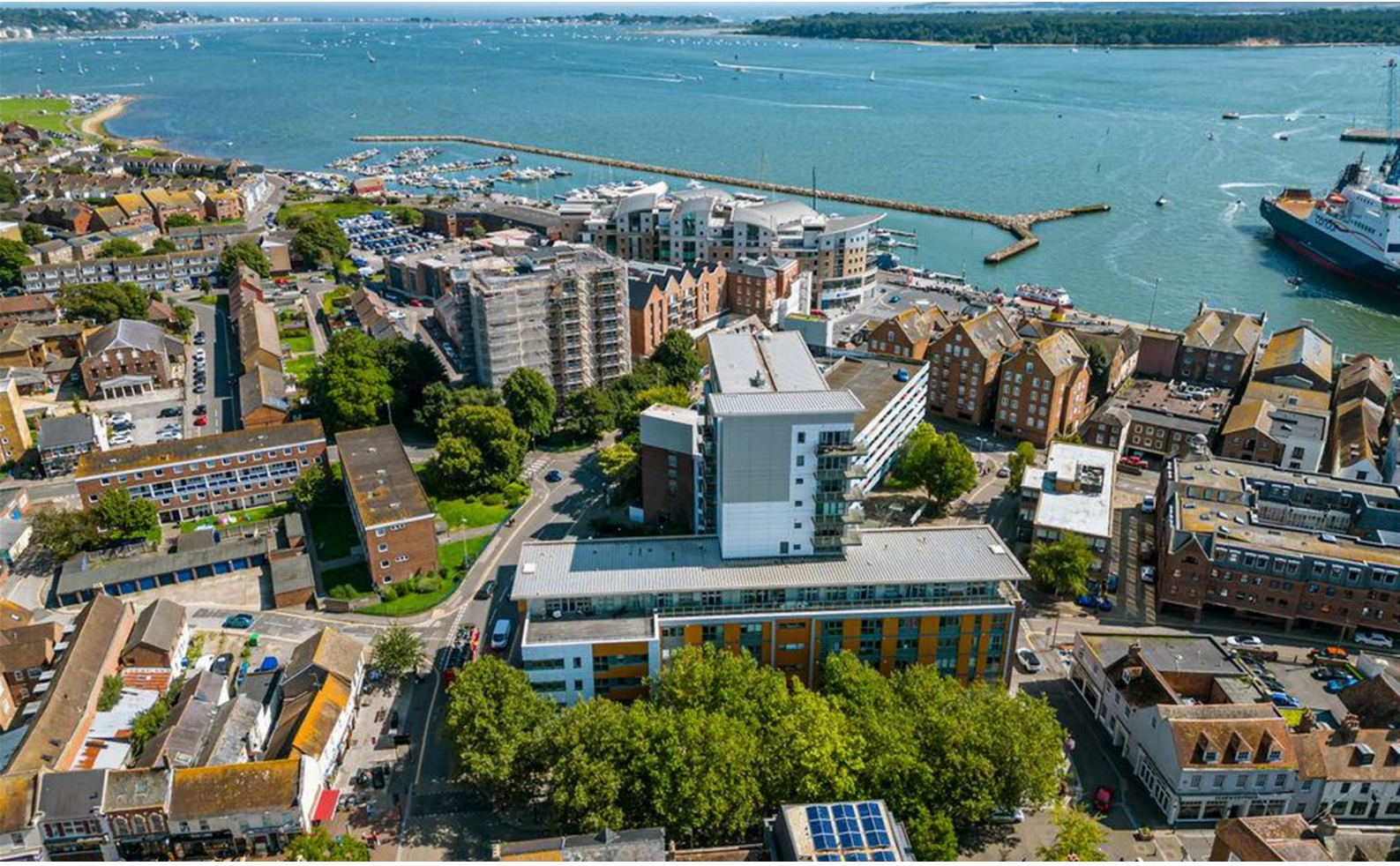


01202 683444

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

[www.quayliving.co.uk](http://www.quayliving.co.uk)



**118 Orchard Plaza**

**Poole, Dorset, BH15 1EG**

**£195,000 Leasehold**



- Two-Bedroom Apartment
- First Floor
- Lift and Level Access
- Council Tax Band C

- Moments from Poole Quay
- Gas Central Heating
- EPC C
- No Onward Chain

A first-floor apartment in the sought-after Orchard Plaza 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.

Orchard Plaza has been completely re-clad and re-insulated as part of fire precaution works paid for by the original builders. Additional compartmentation and the installation of a building-wide fire alarm have now made this one of the safest high-rise apartment blocks in the country.



## LOCATION

Based in the heart of Poole Old Town, this bright two-bedroom property would make a great first home or a perfect weekend hideaway. Historic Poole Quay is just a short stroll, with a fabulous variety of quality pubs and eateries. Poole's shopping facilities and the Lighthouse theatre and concert hall are all within walking distance, as is the mainline train station with direct services to London Waterloo. The wide-open spaces of Harbourside Park offer great recreation and stunning harbour views.

## ENTRANCE HALL 24'9" x 4'11" (7.54 x 1.49)

Access to the building is via an impressive access-controlled communal foyer and dual passenger lifts to the first floor. Front door opens into a spacious hallway with recessed spotlighting, entryphone, hallway double cupboard. Timber veneer floor covering.

## LIVING ROOM/DINER 17'8" x 16'10" (5.39 x 5.14)

Dual aspect bright and airy sitting room . Three-arm pendant light fittings, radiator, TV aerial and satellite points. Ample space for dining table and sofas. Galley kitchen with range of fitted high-gloss units.

## KITCHEN AREA

Recessed ceiling spotlights. Smart range of cream, high-gloss, fitted wall cupboards, base units and drawers with contrasting timber-effect worksurfaces with inset twin-bowl sink and drainer. Electric cooker with gas hob over and stainless-steel extractor hood. Integrated fridge/freezer. Fitted dishwasher. Tiled ceramic flooring.

## BEDROOM 1 16'9" x 10'2" (5.11 x 3.11)

Spacious double bedroom with double-glazed window and built-in wardrobe with sliding doors. Pendant lighting, radiator, TV and power points.

## BEDROOM 2 10'4" x 7'2" (3.15 x 2.18)

Good-sized single room to the frontal aspect, with radiator and three-arm pendant light fitting. (Maximum measurements)

## BATHROOM 10'6" x 6'2" (3.20 x 1.89)

White bath & shower suite. Bath with mixer taps. Shower cubicle with a glazed door. Hand basin with mirror over. Push-button WC. Recessed ceiling spotlighting and ceramic tiled floor. Shaver point.

## TENURE

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

Ground rent £250pa. Reviewed in 2033 and 25-yearly thereafter to RPI.

Service Charge £2,154.92 p/a (2024)

Council Tax Band C

EPC C

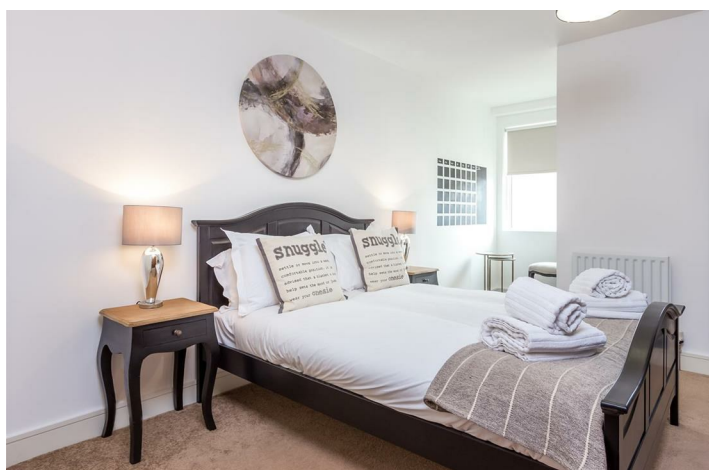
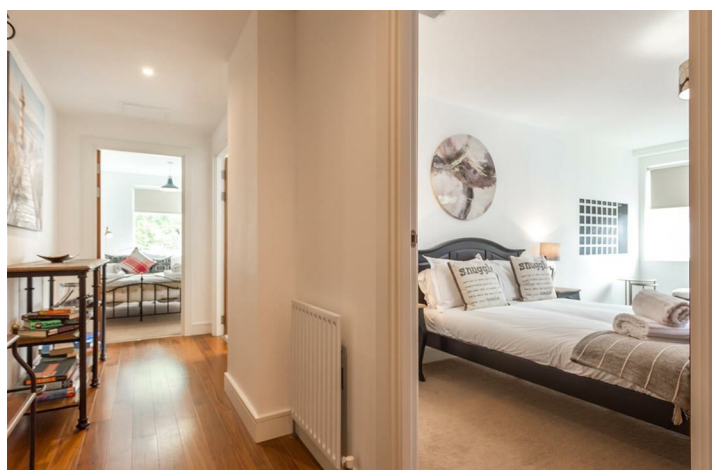
Flood Risk Level : Very Low

Material Information - Reinforced concrete-frame construction with beam-and-pot concrete floors.

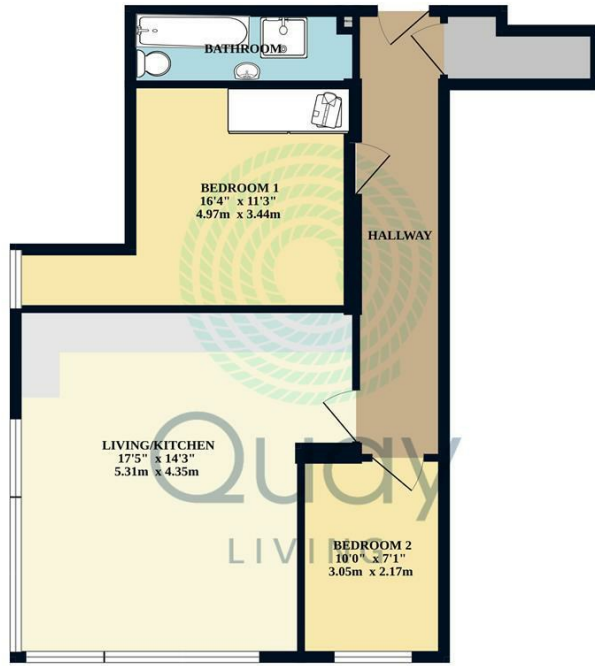
Penthouses of steel-framed construction under a profile-sheet metal roof. Non-combustible rainscreen-clad external elevations with solid aluminium exterior panels and Rockwool insulation. Gable ends finished in traditional brick and block.

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

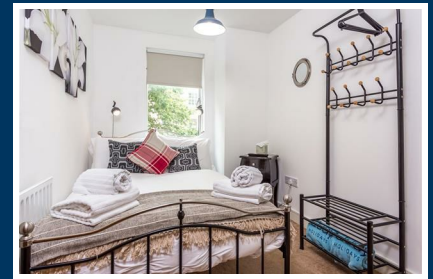
Agents note: Photos taken prior to current tenancy commencing.



FIRST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only. Made with Metropix ©2023



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	76	76
(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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