

01202 683444

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

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## 20 Dolphin Quays

Poole, Dorset, BH15 1HH

£290,000 Leasehold



- **Two Double Bedrooms**
- **Balcony with Harbour Views**
- **24 Hour Concierge**
- **24 Hour Concierge Service**
- **Council Tax Band F**
- **Two Bathrooms**
- **Fully-Fitted Miele Kitchen**
- **Gas Central Heating**
- **EPC B**

A well-appointed two-bedroom, two-bathroom apartment set on the second floor of Dolphin Quays with lift and level access, allocated secure parking and 24-hour concierge service. Balcony with side views through to Poole Harbour and beyond. Ideal as a permanent home, a wonderful weekend getaway or holiday-let investment; this property ticks all of the boxes.



## HALLWAY

Accessed via a prestigious double-height foyer with twin passenger lifts and a glazed bridge link. Spacious L-shaped entrance hall with recessed spotlights, wood laminate flooring, door entryphone. Storage cupboard and boiler cupboard. Doors off to principal rooms.

## LOUNGE AREA 11'4" x 9'10" (3.45 x 3.00)

A delightful L-shaped open-plan reception room with sliding balcony door to the balcony and a further window to the dining area. Twin ceiling lights, two radiators, neutral decor and timber veneered floors.

## DINING AREA 8'0" x 9'10" (2.45 x 3.00)

Ample space for dining suite. Low sill double-glazed window. Timber veneer floor covering. Wall lighting. Radiator.

## KITCHEN 6'9" x 8'0" (2.05 x 2.44)

A top-quality Miele fitted kitchen with Miele appliances, including a gas 4-burner hob beneath a glass and stainless steel canopy. Electric oven, integrated dishwasher, full-height fitted fridge/freezer. Ceiling spotlights and additional under-unit lighting. A range of flat-fronted cream base cupboard and wall storage units. 1 1/2 bowl stainless steel sink and drainer with chrome mixer tap. Space for washing machine. Cream ceramic-tiled floor.

## MASTER BEDROOM 12'7" x 9'11" (3.84 x 3.02)

A well-proportioned spacious double room with ceiling and wall lights. Deep window with radiator below, offering oblique views towards the harbour. Double fitted wardrobe. Beige fitted carpet. Door to en-suite;

## EN-SUITE 7'3" x 6'7" (2.20 x 2.0)

A fully-tiled shower room with white suite including shower cubicle with chrome-framed glazed door and thermostatic shower. Pedestal wash basin with integral mirror and fitted light over. Chrome shaver socket. Low level wall-mounted WC. Cream ceramic tiled floor. Inset glazed shelving. Radiator.

## GUEST BEDROOM 9'7" x 18'3" (2.91 x 5.55)

A well-proportioned double bedroom with ceiling and wall lights, low-threshold window. Radiator. Beige fitted carpet.

## BATHROOM 6'9" x 5'8" (2.05 x 1.72)

A white suite with an over-sized bath with central mixer tap

and fitted shower over, a wash basin with wall-mounted mirror over, and a concealed cistern low-level WC. White heated towel rack. Cream tiled walls and floor. Recessed ceiling spotlights. Extractor fan.

## EXTERNAL

One dedicated car parking space in the adjacent private multi-storey car park, accessed via a glazed bridge link directly into the development. Secure bike store.

## TENURE

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

Service Charge £5605.92 pa (2024) doubling in 2040 and 20-yearly thereafter.

Ground Rent £650 pa (2024)

Council Tax Band F & EPC B

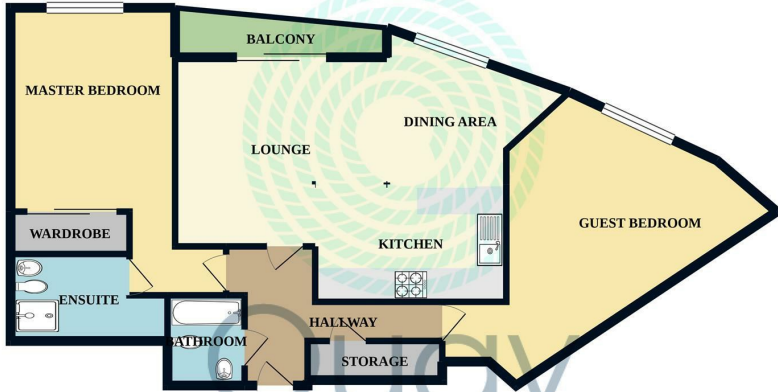
Material Information: Reinforced concrete-frame construction with concrete floors. External elevations mostly traditional brick and block, with areas of render and (predominantly high-level) decorative non-combustible rainscreen panels and Rockwool insulation.

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



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 omission in measurement. This plan is for illustrative purposes only and should be taken as such by any prospective purchaser. 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			
(92-100) A		83	84
(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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