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

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45 Dolphin Quays
Poole, Dorset, BH15 1HH
£399,950 Leasehold



- Poole Quay Prime Waterside Development
- Two Bedroom Apartment
- Balcony
- Harbour Views
- Allocated Parking
- 24 Hour Concierge Service
- Lift Access
- EPC B
- Council Tax Band E
- No Onward Chain

Part of the prestigious Dolphin Quays development situated on Poole Quay. This is a luxurious two double bedroom, two bathroom apartment located on the third floor, with views over the mezzanine level to the Visitors' Marina and Poole Harbour beyond. Dolphin Quays' marble-lined foyer offers a 24 hour uniformed concierge, and the property benefits from secure on-site car parking.

The Quay offers a superb selection of cafes, local bars and restaurants, wonderful walks around the Harbour, and ferries departing from the quayside regularly to beautiful Brownsea Island and Sandbanks, beyond. Offered with no forward chain, viewing is highly recommended.



HALLWAY 12'10" x 6'11" (3.9 x 2.1)

A spacious entrance hall with recessed spotlights, wood laminate flooring. Doors off to principal rooms. Storage cupboard and boiler cupboard with plumbing for washing machine.

LIVING ROOM/DINER 22'4" x 16'9" (6.8 x 5.1)

A delightfully bright open plan reception room with full height glazing and sliding door to balcony with harbour views. Twin ceiling lights & wall lights, two radiators, neutral decor and carpet flooring.

KITCHEN 7'10" x 5'7" (2.4 x 1.7)

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. Cream ceramic-tiled floor. (maximum measurements)

BEDROOM 1 14'1" x 11'10" (4.3 x 3.6)

A well-proportioned spacious double room with twin ceiling lights, and wall lights. Full height windows with Juliet balcony, offering views to the harbour. Double fitted wardrobe. Wood laminate flooring. Radiator. Door to en-suite;

ENSUITE 9'6" x 5'7" (2.9 x 1.7)

A white three-piece suite with an over-sized bath with central mixer tap, a wash basin with wall-mounted mirror over, a concealed cistern low level WC, plus a separate shower cubicle with glazed door and chrome mixer controls. White towel rack. Cream tiled walls and floor. Recessed ceiling spotlights. Extractor fan.

BEDROOM 2 10'2" x 10'2" (3.1 x 3.1)

A well-proportioned double bedroom with ceiling light

and wall lights, benefitting from a full-height window. Radiator. Wood laminate flooring.

BATHROOM 7'10" x 5'11" (2.4 x 1.8)

A white suite with an over-sized bath with central mixer tap, a wash basin with wall-mounted mirror over, and a concealed cistern low level WC. White 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, plus a share in the resident-owned management company.

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

Service Charge -£7,240 pa (2024)

Council Tax Band E & 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 Mbps 1000 Mbps Fast



THIRD FLOOR
1343 sq.ft. (124.7 sq.m.) approx.



TOTAL FLOOR AREA - 1343 sq.ft. (124.7 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Metropix (2022)



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		82	84
		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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