

01202 683444

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

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**5 Rows Warehouse**

**Poole, Dorset, BH15 1BQ**

**£299,950 Leasehold**



- **Stunning Warehouse Apartment**
- **Two Bathrooms**
- **Immaculately Refurbished**
- **Secure Parking Space**
- **Council Tax Band B**
- **Two Double Bedrooms**
- **Direct Harbour Views**
- **Gas Central Heating**
- **EPC C**
- **No Onward Chain**

A beautifully restored and tastefully modernised warehouse apartment with direct views of The Quay, Poole Harbour and Brownsea Island. The exceptional workmanship marks this wonderful two-bedroom, two bathroom home out as something very special. Spacious, immaculate and with the added benefit of secure on-site parking, this property offers either the perfect weekend get-away or a delightful full-time home.



This beautifully refurbished apartment is part of the handsome Grade II Listed Rowes Warehouse. Described by Historic England as "an interesting early 19th Century warehouse façade, designed in a simple classical style.." the building is centrally located on Poole's historic Quay. With two double bedrooms, two newly-fitted bathrooms, a superbly-finished kitchen and a reception room with delightful views over Poole Harbour, this is the perfect home for maritime lovers. Secure private parking makes this a great weekend bolthole or stunning full-time home. A recently-extended lease and the possibility of acquiring the apartment 'turn-key' with recently installed designer furnishings make this opportunity a real must-see!

### COMMUNAL ENTRANCE

With secure access from Castle Street, off Poole Quay, the property is approached via a wide staircase providing access to the third floor.

### HALLWAY 23'1" x 6'8" maxm (7.04 x 2.04 maxm)

With recessed downlighters inset in the smooth-skinned ceiling, half-height wooden panelled walls to dado and neutral colours with a contrasting feature wall where the hallway opens out to access the principal rooms. Door entryphone. Telephone point.

### RECEPTION ROOM 23'4" x 11'3" (7.1 x 3.44)

A generously-proportioned room offering delightful south-facing views over Poole Quay and the Harbour beyond. Smooth-skimmed ceiling with inset spotlighting, wall lights, upholstered window seating, neutral décor with contrasting vertical panelled focal point. West-facing window to dining area. Traditional-style cast iron radiator, feature chrome over-table pendant light. Concertina glazed hatch to;

### KITCHEN 9'7" x 8'8" (2.91 x 2.64)

With glazed door from hallway, recessed ceiling spotlighting, feature side-hinged timber window, polished timber worksurfaces with inset Neff induction hob with extractor over. Belfast sink with mixer tap. Cream-coloured shaker-style base cupboard and wall units. White tiled splash back with Zanussi electric oven under. Under-counter fridge, heritage-style radiator, limed timber-effect floor covering. Cupboard concealing a Worcester Bosch gas central heating boiler.

### MASTER BEDROOM 16'10" x 10'2" (5.14 x 3.1)

A spacious double bedroom with part-panelled walls, window to side elevation, pendant lighting, spot-lit feature hanging rail, heritage radiator, concertina oak door to;

### EN-SUITE 9'2" x 5'9" (2.8 x 1.74)

A beautifully-appointed shower room, with recessed spotlighting, a walk-in shower with contrasting white and grey high-gloss ceramic tiles and glazed screen with chrome shower fittings, push-button WC, chrome towel rail, wash hand basin with chrome mixer tap and vanity unit, marble splashback and illuminated, steam-free mirror over. Shaver point. Large-format ceramic floor tiling.

### BEDROOM TWO 10'5" x 9'7" (3.18 x 2.93)

Attractively finished with half-height panelling, timbered featured hanging space with chrome rail. Directional pendant lighting and bed-head wall lights, window to side, cast-iron style radiator.

### BATHROOM 6'5" x 5'9" (1.96 x 1.75)

Beautifully-fitted in a period style with very modern features including movement-activated lighting, back-lit and heated mirror over wash hand basin with vanity unit, push-button WC, large bath with chrome central taps and shower riser with feature ceramic wall tiling and glazed shower screen. Diagonal-patterned floor tiling.

### EXTERNAL

The property has the benefit of one secure garage space behind a remote-controlled roller-shutter door, accessed from Castle Street.

### TENURE

Leasehold for a term of 125 years from 2019, 121 years remaining (2024)

Service Charge £2,800.76 per annum (2024)

Ground rent - £250 PA (2024)

Council Tax Band D - BCP Council £2050.38 PA

Material Information - Solid Brick Construction

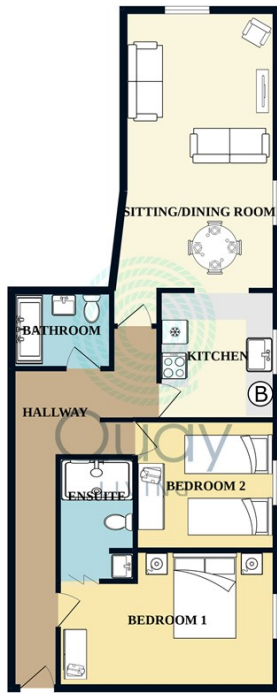
Flood Risk : High risk of surface water flooding.  
Medium risk of flooding from rivers and the sea.  
This information is not specific to a property.

\*Flood defenses have been implemented up to Poole Quay Bridge.\*

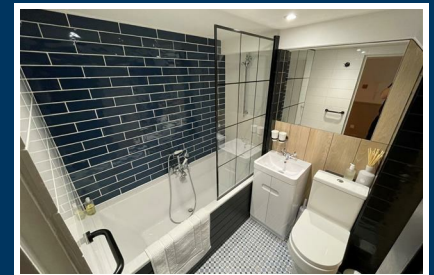
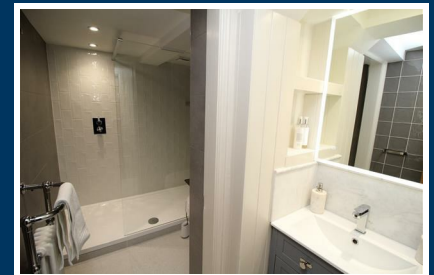
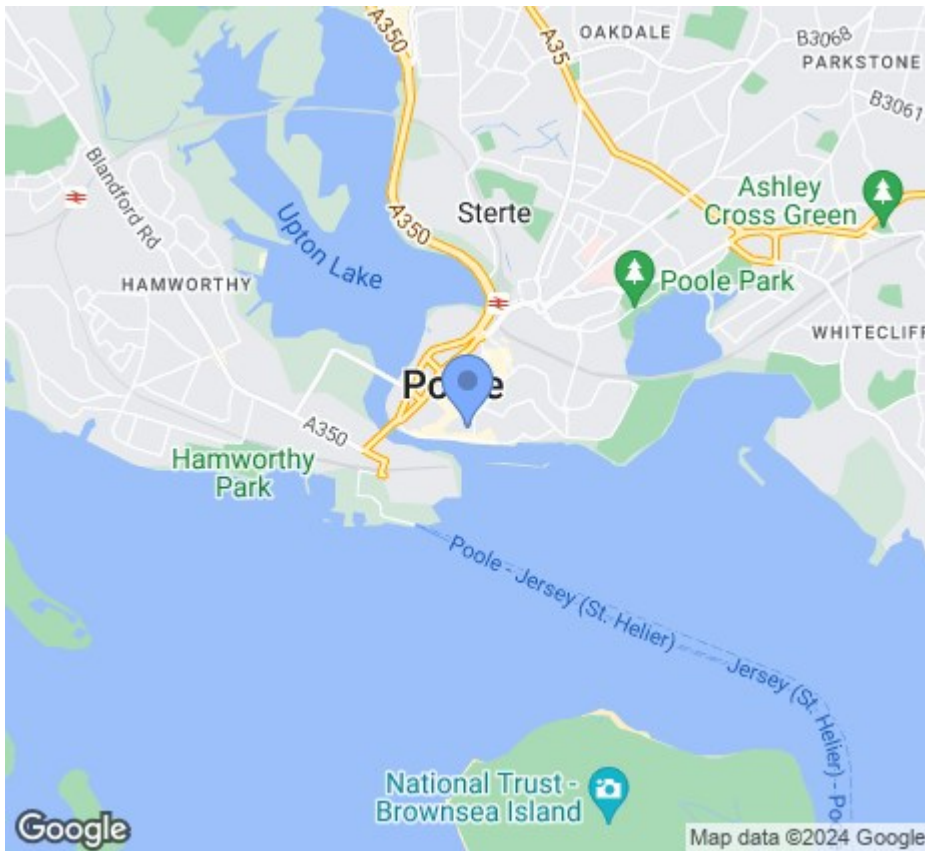
Broadband Speeds Standard 12 Mbps 1 Mbps Good  
Superfast 67 Mbps 20 Mbps Good  
Ultrafast 1000 Mbps 100 Mbps Good



THIRD FLOOR  
810 sq.ft. (75.2 sq.m.) approx.



TOTAL FLOOR AREA: 810 sq.ft. (75.2 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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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		71	83
		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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