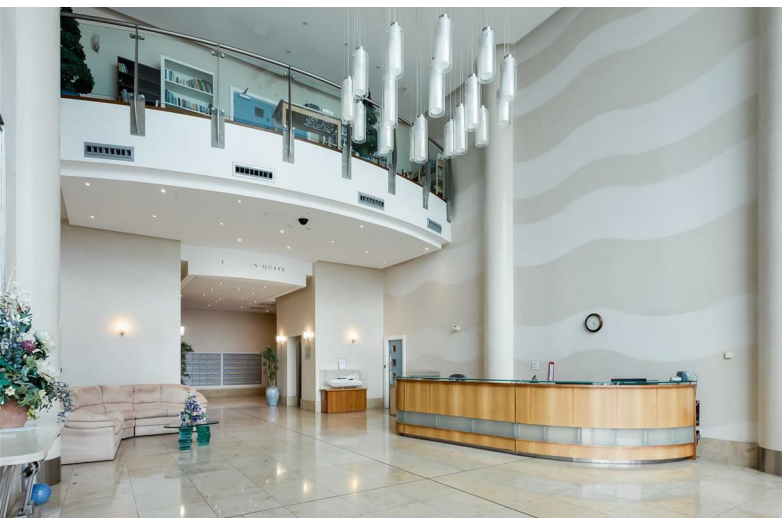


01202 683444

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

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



The Quay, Poole  
Poole, BH15 1HH  
£195,000 Leasehold



- Two-Bed, Two-Bath Apartment
- Fourth Floor with Juliet Balcony
- Gas Central Heating
- Miele Kitchen
- Prestigious Quayside Development
- Dedicated, Secure Parking
- Full Double Glazing
- EPC B

Great value two-double bedroom, two-bathroom apartment in the prestigious Dolphin Quays harbourside development on Poole Quay. Located on the fourth floor with attractive town views from the Juliet balcony, this luxurious apartment comes with a Miele kitchen and private gated parking. This apartment offers a cosy coastal bolthole or a fabulously located first-time buy.



## COMMUNAL ACCESS

The quality of Dolphin Quays is self-evident from the moment you arrive. The triple-height reception area with marble-lined entrance foyer is manned 24-hours a day by a concierge service. Arriving by car, residents park in the building's own secure multi-storey car park linked directly via lift and level access to the main building across a glazed bridge link. This apartment is conveniently situated in close proximity to the link.

## HALLWAY

Front door opens into a hallway lit by recessed downlighters, with cherry veneer timber flooring and matching inlaid doors extending through the apartment. Two full-height cupboards provide generous storage. Wall-mounted door entryphone, wall thermostat, radiator. Doors to principal rooms.

## RECEPTION ROOM 12'8" x 9'9" (3.87m x 2.99m)

A bright room with feature full-width and full-height glazing and a tilt-and-slide French door to the Juliet Balcony offering attractive, elevated town views. Recessed ceiling lights and additional wall lights add to the ambience. Rich cherrywood flooring, radiator, TV and Satellite points. High-level cupboard concealing modern Baxi Main gas central heating boiler.

## KITCHEN 6'5" x 9'1" (1.97m x 2.77m)

From the open-plan sitting room, the fully-fitted Miele kitchen offers a comprehensive range of cream base cupboard and wall units with contrasting work surfaces, inset 1.5 sink and drainer with chrome mixer tap. Tiled splashbacks, under-unit lighting, fitted fridge/freezer, electric oven with four-ring gas hob, stainless-steel splashback with glass and steel extractor over. Integral dishwasher, space for washer/dryer. Cream ceramic tiled flooring. Integral breakfast bar.

## BEDROOM ONE 10'1" x 8'11" (3.09m x 2.73m)

With side-hinged windows to two elevations, feature wall and ceiling lights, fitted double wardrobe with sliding timber doors and high-level shelving. radiator, neutral carpeting. Door to en-suite.

## EN-SUITE 5'8" x 5'2" (1.74m x 1.59m)

With fully-tiled cream walls and matching ceramic tiled flooring. Walk-in shower with glazed sliding doors to corner cubicle, thermostatic control and ceramic shower tray. Wall-mounted wash hand basin with chrome mixer tap and inset mirror with attractive mosaic trim, heated towel rail, push-button, concealed-cistern WC. Feature inset glazed wall shelves. Shaver point and ceiling extractor.

## BEDROOM TWO 8'7" x 10'2" (2.62m x 3.1m)

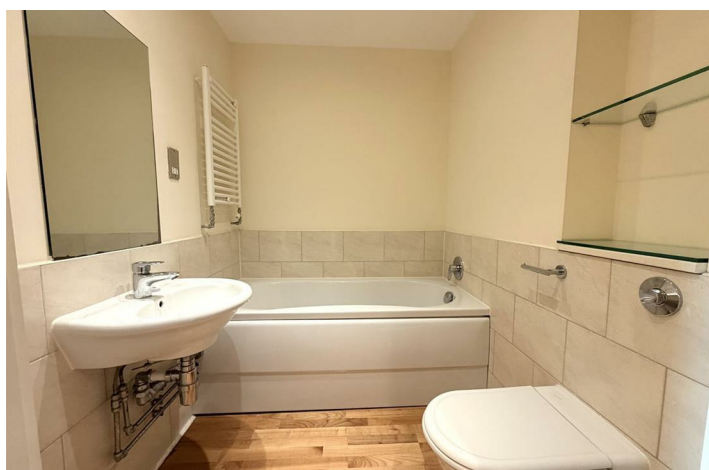
A well-proportioned double bedroom with side-hinged window with radiator beneath, ceiling and wall lighting. Space for king-size bed and wardrobe.

## BATHROOM 6'2" x 5'0" (1.89m x 1.54m)

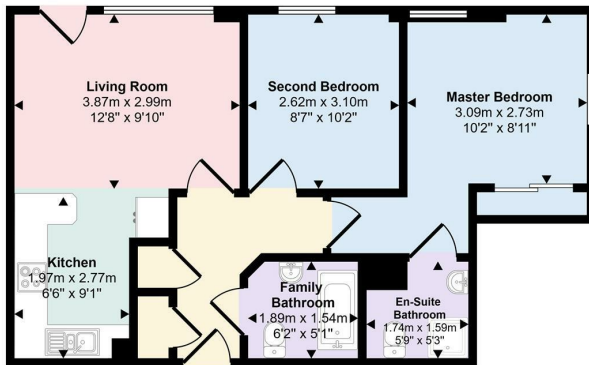
Three-piece white suite with half-height wall tiling and engineered timber flooring. Ceiling spotlighting. Large bath tub with thermostatic mixer, wash hand basin with mirror over, wall-mounted push-button wall-mounted WC with concealed cistern. Heated towel rail, shaver socket, recessed feature glass shelving.

## TENURE

Long-leasehold for a term of 130 years from 2000 with 104 years unexpired. Ground rent £800pa doubling in 2040 and twenty yearly thereafter. Service Charge £3,982.50 pa (2025-26). Conveyed with a share in the superior landlord, Dolphin Quays (2009) Ltd.

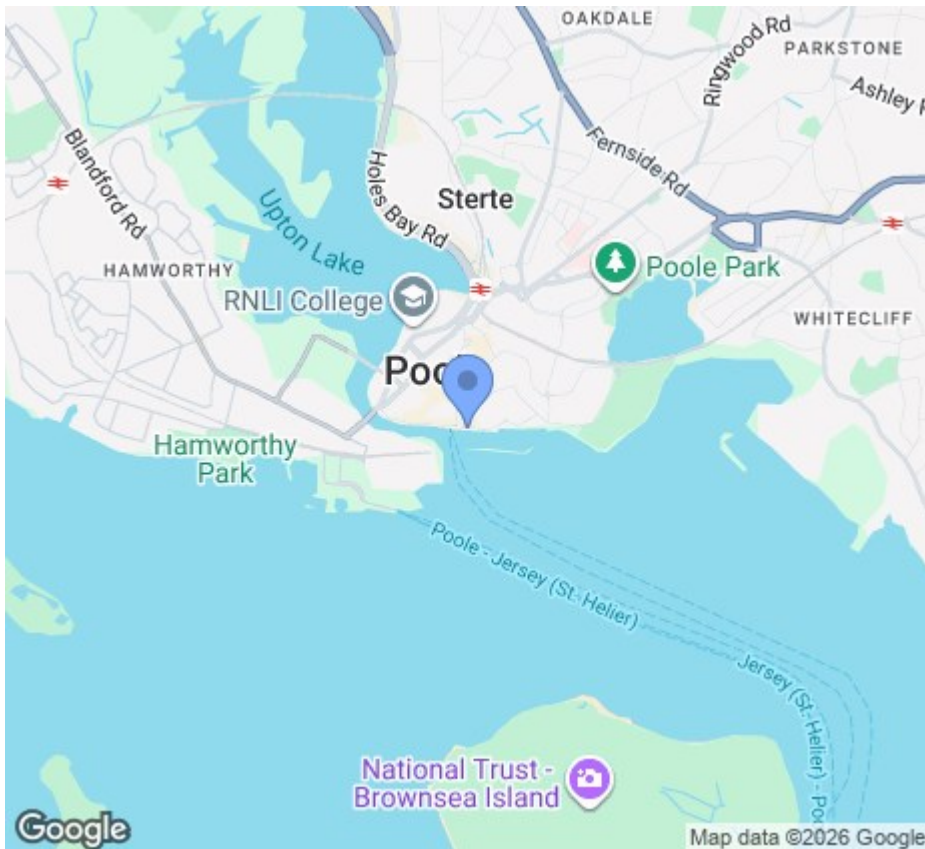
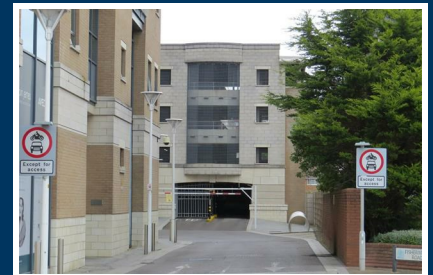


Approx Gross Internal Area  
52 sq m / 560 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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		81	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.



01202 683444  
Orchard Plaza, 41 High Street  
Poole, Dorset, BH15 1EG  
www.quayliving.co.uk

