



## 92 Dolphin Quays, Poole, BH15 1HH

Price Guide £225,000

- Two Double Bedrooms
- Good Size Open Plan Living Area
- Concierge Service & Lifts In Block
- No Forward Chain
- Spacious Luxury Apartment
- UPVC Double Glazing
- Poole Quay Location
- En-Suite To Bedroom One
- Gas Central Heating
- Allocated Off Road Parking

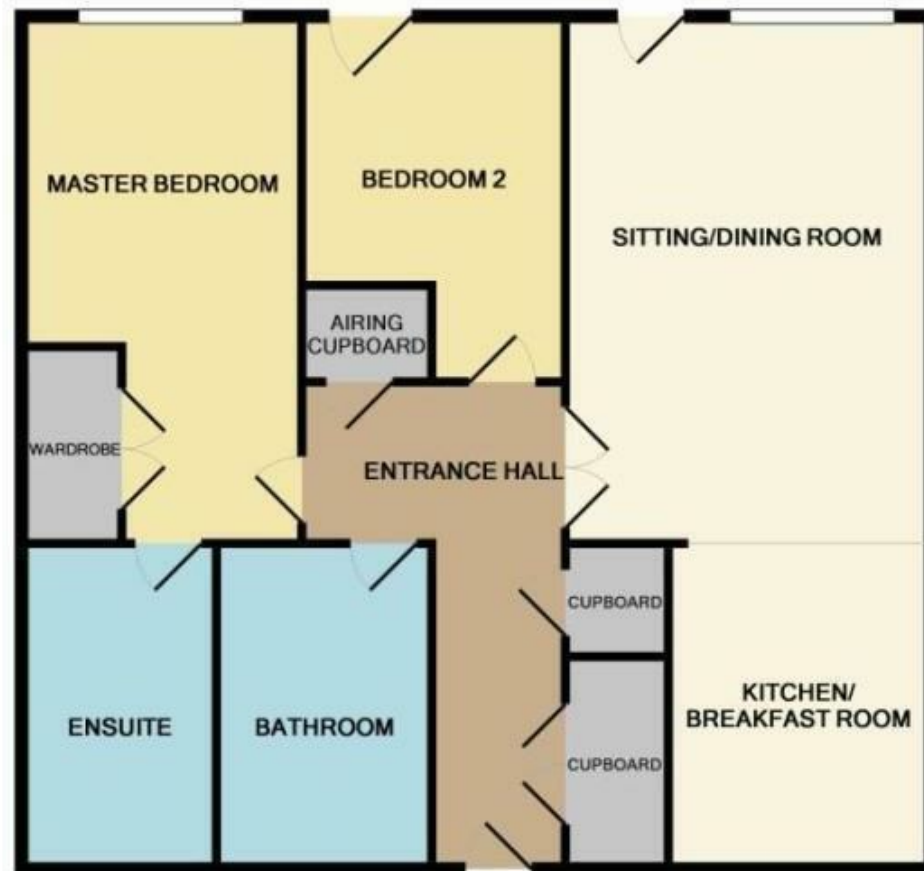
OPEN TO OFFERS / POOLE QUAY LOCATION / SPACIOUS LUXURY APARTMENT WITH AN EN-SUITE TO BEDROOM ONE >>> Greys Estate Agents are delighted to offer for sale this spacious apartment situated on Poole Quay. The property comprises: Two double bedrooms, en-suite to bedroom one, lovely open plan living area and kitchen with breakfast bar, small balcony and a good size family bathroom. Other benefits include, a concierge service, phone entry system, lifts in the block and allocated parking.



**Tenure - Leasehold**

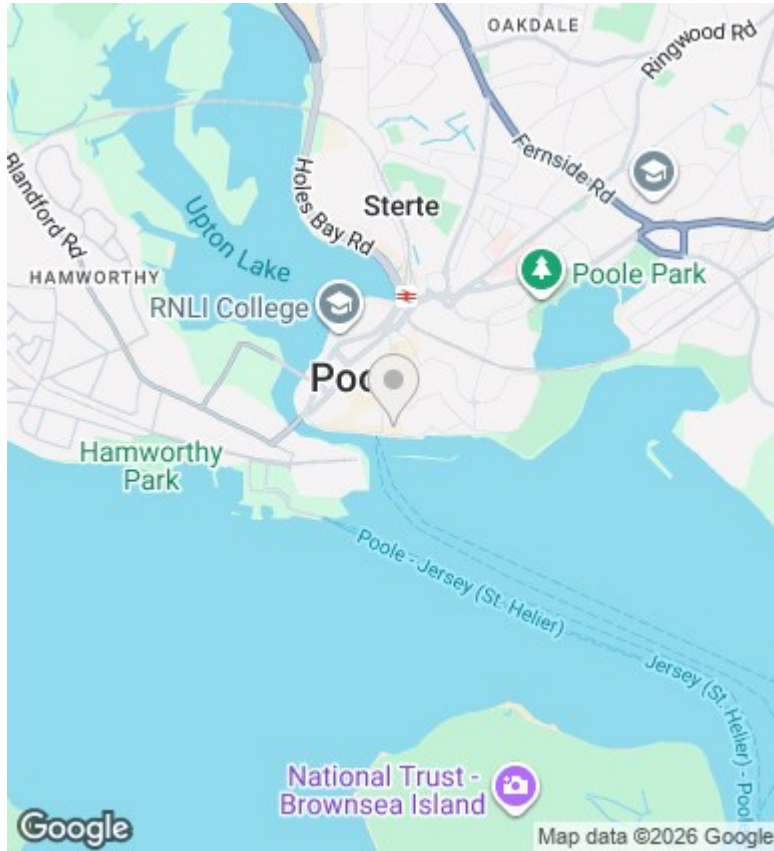
There are approximately 107 years remaining on the lease.

The ground rent is currently £500pa and service charge is approximately £6000pa.









## Viewings

Viewings by arrangement only. Call 01202 749390 to make an appointment.

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>83</b>	<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	