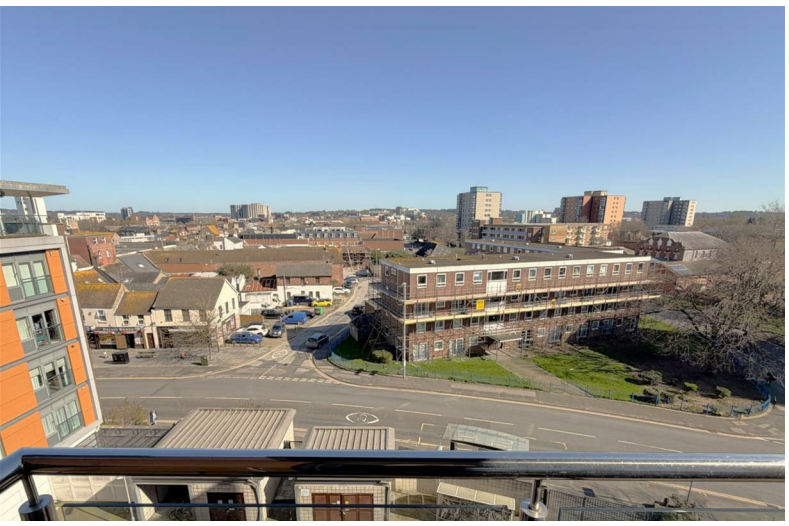
01202 683444
Orchard Plaza, 41 High Street
Poole, Dorset, BH15 1EG
www.quayliving.co.uk

Quay LIVING







Orchard Plaza, 41 High Street, Poole

Poole, BH15 1EG

£150,000 Leasehold



- **Fifth-floor One-Bed Apartment**
- **Open-Plan Living**
- **Integrated Kitchen**
- **Gas Central Heating**
- **Balcony with Extensive Views**
- **Fully-Tiled Bathroom**
- **Moments From Poole Quay**
- **EPC B**

Excellent opportunity to acquire a fifth-floor one-bedroom balcony apartment offering long-range views across Poole. Conveniently situated moments from historic Poole Quay with its excellent bars and restaurants. Wonderfully accessible, with the Dolphin Shopping Centre, Poole Mainline Railway Station and the Lighthouse Arts Centre all within easy walking distance. A fabulous bolthole or perfect first-time buy. Call now for early viewing.





Hallway
Lift and level access via two automatic passenger lifts. The apartment is situated on the fifth floor. Hardwood-faced entrance door with spyhole and security chain. Inset ceiling spotlights, engineered timber flooring. American walnut veneer flat-faced doors to principle rooms. Full-height hall cupboard offering storage and cloaks. Wall thermostat.

Open Plan Living Room 12'5" x 12'3" (3.79m x 3.75m)
Bright open-plan living/diner with glazed double doors opening onto the balcony and a further window adjacent. Recessed ceiling spotlights. Engineered timber flooring, dual three-arm chrome light fittings, double radiator, 'phone, TV and satellite points.

Kitchen 7'10" x 7'3" (2.4m x 2.22m)
With a comprehensive range of high-gloss base cupboard and wall units in cream with a contrasting grey work surface and mid-grey tiled splashbacks. Recessed ceiling spotlighting and under-unit lighting. Gas hob with electric oven beneath and stainless steel extractor over. 1.5-bowl inset sink and drainer with chrome mixer tap, integrated fridge/freezer and washer/dryer. Grey ceramic tiled floor covering.

Bedroom 11'8" x 9'10" (3.58m x 3.0m)
With high-level windows to two elevations, pendant lighting, double fitted wardrobe with timber-veneered sliding doors, radiator, fitted carpet.

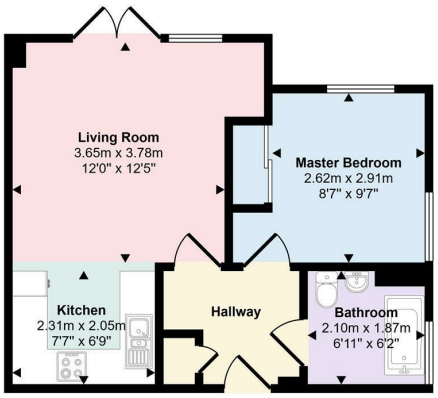
Bathroom
A fully-tiled bathroom with white three-piece suite and cream ceramic floor tiles. Bath with shower over, glazed shower screen and chrome thermostatic shower control and riser rail. Top-hinged, obscure glazed window. Wash hand basin with chrome mixer tap and inset mirror over. Shaver socket and chrome heated towel rail.

Tenure
Leasehold for a term of 125 years from 2008 with 107 years unexpired.
Ground rent £125pa Reviewed in 2033 and twenty-five yearly thereafter to RPI.
Service charge £1,280.92pa (2025-26)





Approx Gross Internal Area
39 sq m / 425 sq ft



Floorplan

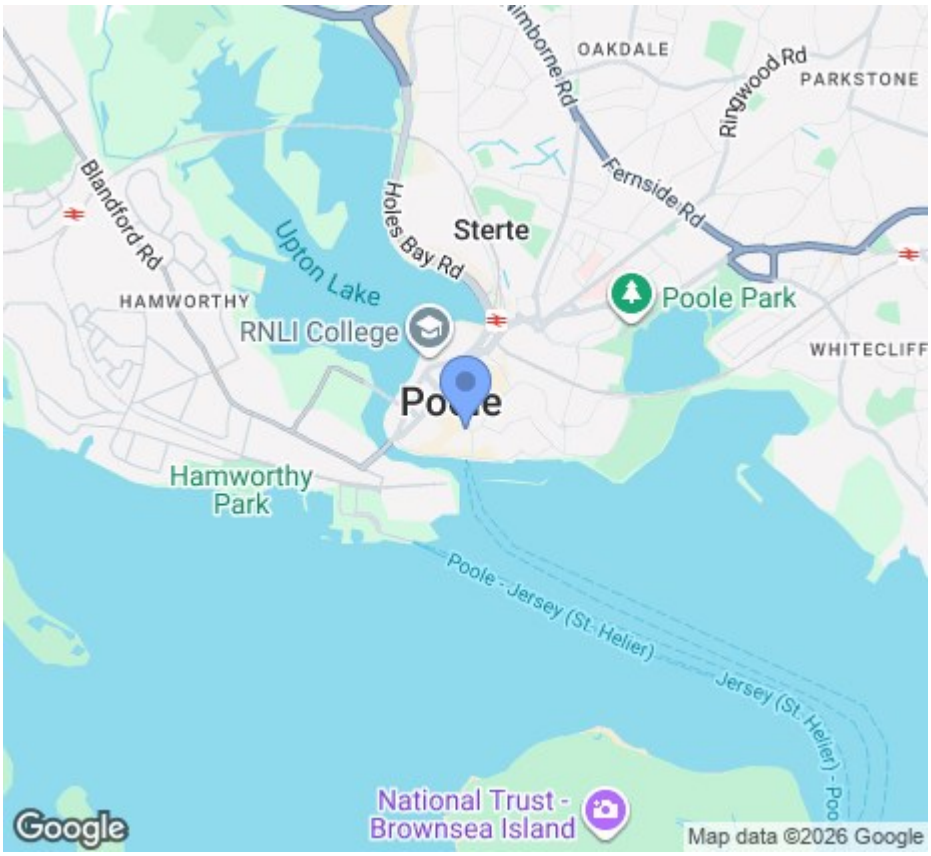
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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

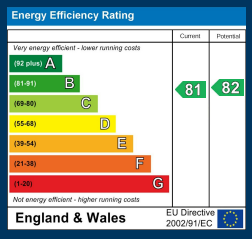












Agent Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All representations including descriptions, dimensions and photos are given, in good faith and are believed to be correct, but any intending purchaser should not rely on them as statements 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

Quay LIVING

RICS Regulated by RICS
naea | propertymark PROTECTED
arla | propertymark PROTECTED
PRS Property Redress Scheme
rightmove
Zoopla
OnTheMarket.com