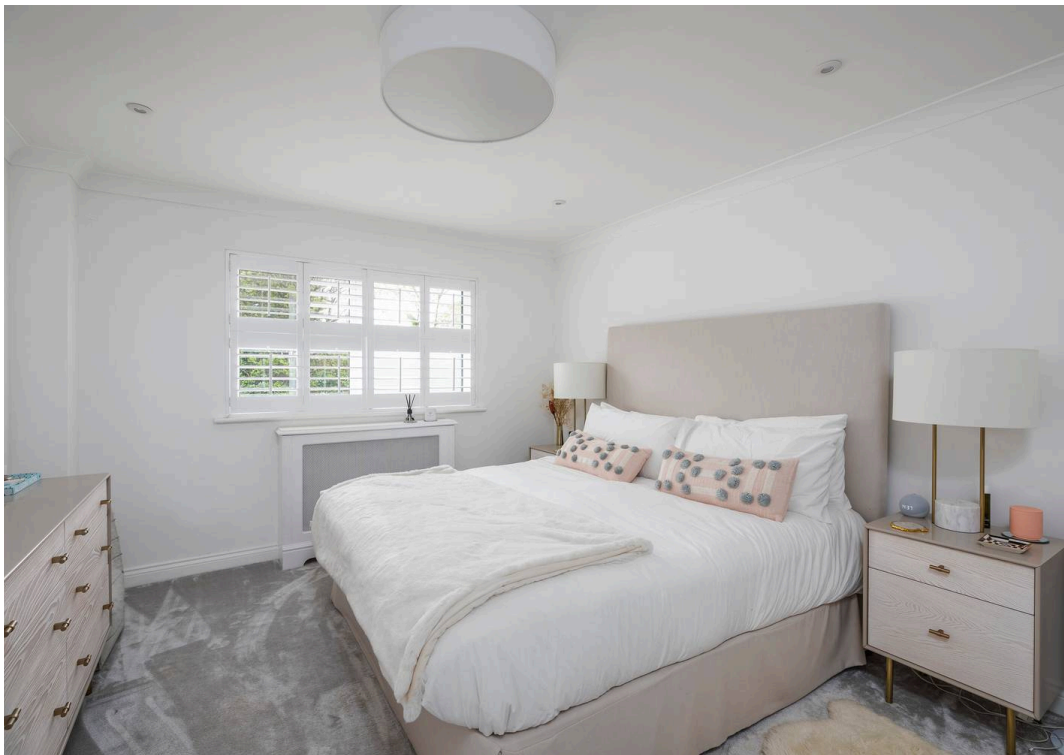
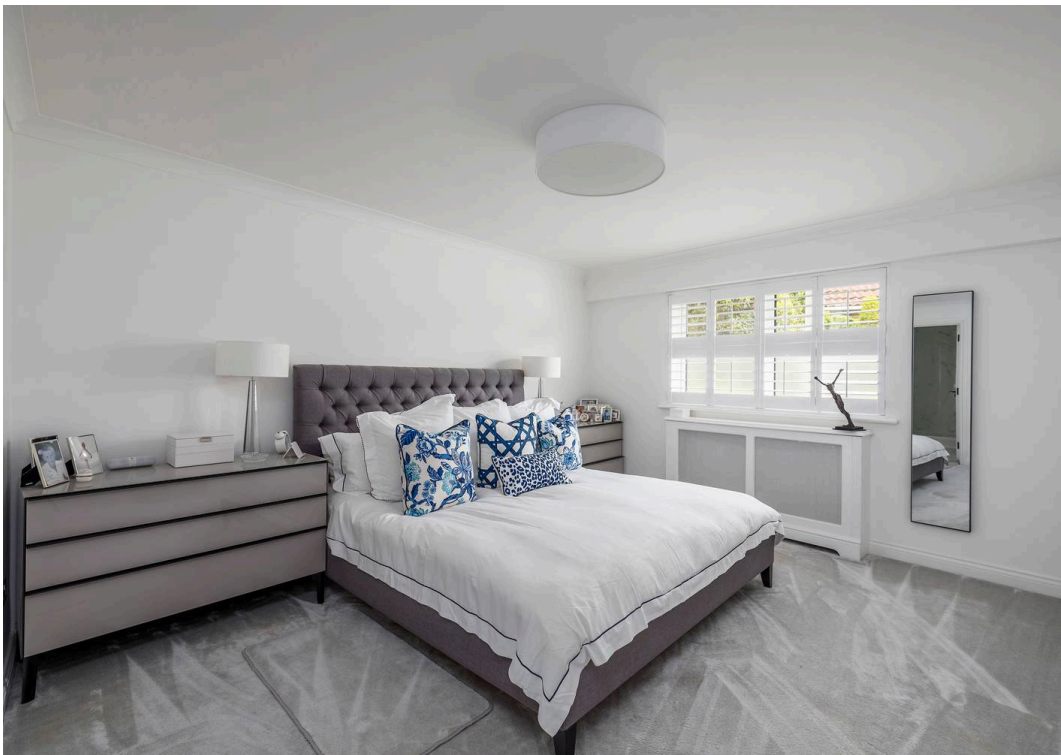


PS

22 Moriconium Quay Lake Avenue, Poole - BH15 4QP  
Guide Price £590,000





## 22 Moriconium Quay

Lake Avenue, Poole

A private 12 metre mooring, located in the renowned outer marina and offering deep water access 24 hours a day is included in the sale of this stunning, 3 bedroom, garden apartment, located in the prestigious gated development of Moriconium Quay. Pets allowed.

- Southwest facing private garden
- Pet friendly
- Fully refurbished throughout
- 3 Double bedrooms & 2 bath/shower rooms
- 12 metre private mooring
- Luxury gated development
- Stunning views across Poole Harbour
- Allocated parking space
- Stunning marina views
- No forward chain
- Share of Freehold
- Maintenance: £2,746.84 (Estate Charges £909.32 + Service Charge Phase 7 £1837.52) / 6 months. Outer Bert: £1,692.03 / 6 months. Total: £4438.87 / 6 months.
- Band G - £3,413.73
- Internal floor space: 1450 sqft
- EPC Rating: C





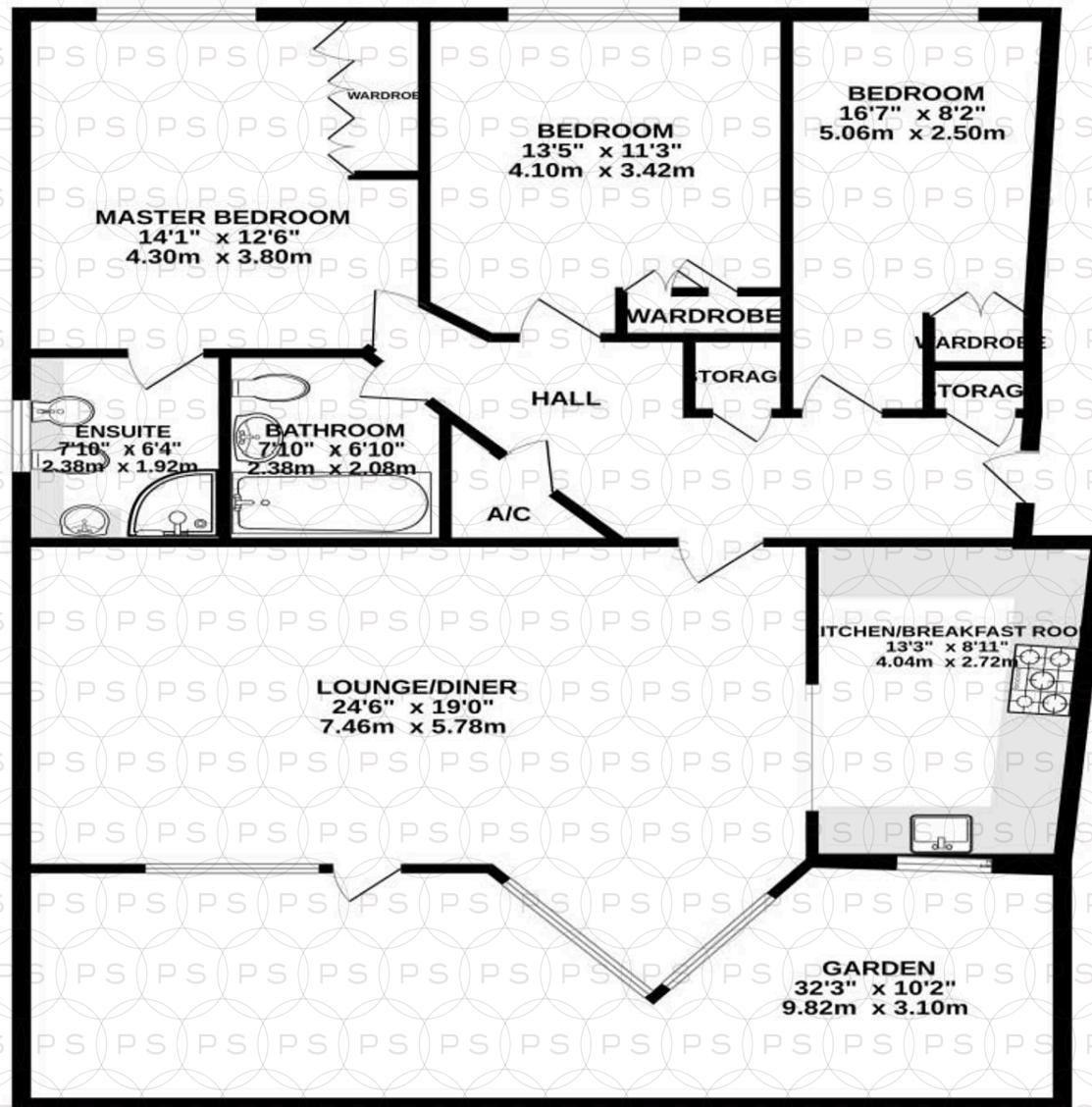
This immaculate, turn key apartment offers an opportunity to acquire a private mooring within a luxury gated development situated within the shores of Poole Harbour. This light and airy apartment has been fully refurbished throughout to an impressive standard. The accommodation comprises entrance hall with video entry system and storage cupboards which in turn leads to a stunning living/dining room with large windows and doors enjoying views of the Marina, with direct access onto a private west facing sun terrace. The stunning, modern fitted kitchen, installed approximately five years ago, boasts an array of integrated appliances and a feature port hole window enjoying views of the harbour, complemented by stone worktops and tiled flooring. The three double bedrooms, all benefit from fitted wardrobes and plantation shutters with luxurious en-suite shower room to the main bedroom and family bathroom servicing bedrooms 2 and 3. An allocated parking bay is conveyed with the apartment together with ample visitors parking. A twelve metre mooring (Berth 78) is situated in the renowned outer marina of Moriconium Quay offering 24 hour deep water access with power and water to each berth.

A luxury gated development constructed in the early 1990's comprising of 105 properties of houses and apartments set around a central Marina. The popular Lake Yard Marina is within a few metres and the safe sandy beach at Hamworthy Park is within easy reach. Poole Quay and town centre is approximately 2 miles away with an array of amenities, restaurants and bustling nightlife. Brittany and Condor ferries provide services to France and the Channel Islands whilst Poole train station has national rail service and links.





**GROUND FLOOR**  
1450 sq.ft. (134.7 sq.m.) approx.



TOTAL FLOOR AREA: 1450 sq.ft. (134.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Philippa Sole Ltd

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