



## Lifeboat Quay, Poole, Dorset

### Guide price £175,000

AQUA, POOLE, £175,000 LEASEHOLD. Take a look at this spacious one double bedroom apartment located in a popular waterside development. Lift access to the sixth floor leading to the apartment. Entrance hall with built in cupboard housing the heating system. Just off the hall is the lounge with patio doors leading to a balcony with far reaching views across the water. Door leading from the lounge into a modern fitted kitchen with integrated appliances consisting of fridge freezer, washing machine, dishwasher, oven and hob with extractor fan above. A larger than average double bedroom with built in wardrobes and waterside views. Modern fully tiled bathroom with white three piece suite. This apartment has a parking space conveyed with the property, located in the secure covered car park access by stairs and lift with a drive in lift for cars to the parking level. Neutral decor throughout. It is being offered with NO FORWARD CHAIN and would make an ideal FIRST TIME BUY.



## FRONT DOOR AND ENTRANCE HALL

9'6" x 9'3" x 3'9" (2.90 x 2.83 x 1.15)

Wooden front door with locks and flat number leading from the communal hall into the entrance hall. White ceiling, cream walls and fitted carpet. Entry phone. Light switch. Doors to all rooms. Ceiling lighting. Heater. There is a door leading to cupboard housing a water heating system tank.

## LOUNGE

16'6" x 12'11" (5.03 x 3.95)

Door leading in from the hall into this spacious, light and airy reception room with views across the water. Two pendant lights. Wall mounted heater, light switch, plug sockets and TV socket. Wooden door with glass panel leading into the kitchen. Double glazed patio doors with two opening panes and side fixed panels out onto the sunny aspect balcony.

## BALCONY

Double glazed doors leading from the lounge onto this sunny aspect balcony with tiled flooring and metal and glass railings with far reaching views.

## KITCHEN

7'6" x 7'11" (2.31 x 2.42)

Wooden and glass door leading from the lounge into this modern fully fitted kitchen with white ceiling, emulsion painted walls with splash backs and matching laminate wood coloured worktops. Vinyl fitted tile patterned flooring. A range of fitted units with metal handles. Integrated fridge freezer, integrated dishwasher, integrated washing machine, four ring glass top hob, electric oven with pull down handle and controls, stainless steel extractor fan. One and a half bowl sink with mixer tap. Light switch, plug sockets and fuse switches. Ceiling lighting and under cupboard lighting.

## BATHROOM

7'1" x 6'4" (2.18 x 1.94)

Wooden door leading into this modern bathroom with white ceiling, part emulsion painted and part tiled walls with decorative border tiles. Lino flooring. Ceiling lighting. White suite consisting of bath with chrome effect fittings and glass fitted shower screen. White WC with push button flush cistern and wooden toilet seat. White sink with chrome effect fittings. Extractor fan. Light shaver socket and mirror. Wall mounted white ladder style radiator.

## BEDROOM

16'6" x 11'11" (5.04 x 3.65)

Wooden door leading into this spacious double bedroom with waterside view from the window. White ceiling, cream walls and fitted carpet. Ceiling lighting. Light switch and plug sockets. Built in wardrobes with shelving and rails inside. Double glazed window. Wall mounted heater.

## PARKING

We have been advised there is one parking space conveyed with the apartment, located in the covered car park within the main development. This is accessed by a car lift, main pedestrian lift and stairs.

## TENURE

The property is a leasehold with we have been advised 106 years remaining. Management Charges: We have been advised that this is at £3876.36 per annum (2026)



# Thacker & Revitt

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Ground Rent: We have been advised this is at a rate of £250.00 per annum  
Council Tax band: C  
THE PROPERTY IS BEING OFFERED WITH NO FORWARD CHAIN



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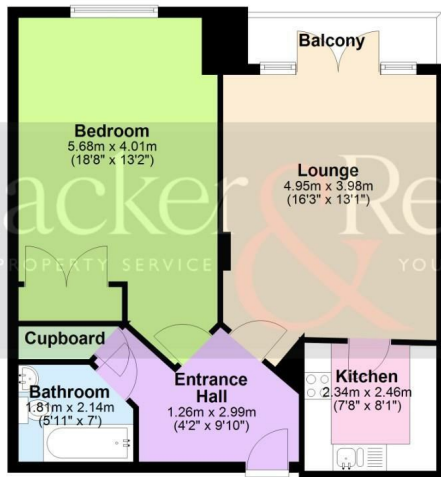
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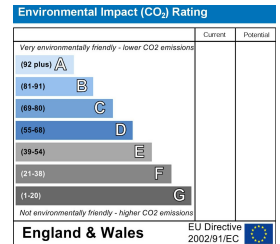
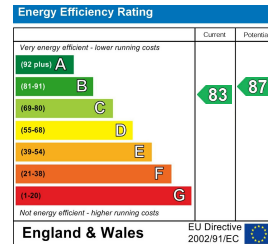
## Sixth Floor

Main area: approx. 61.0 sq. metres (656.6 sq. feet)  
Plus balconies: approx. 3.5 sq. metres (37.5 sq. feet)



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Plan produced using PlanUp.



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The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A Buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment with the agent to view before embarking on any journey to see a property.

## Please Note:

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## Viewings

Strictly by appointment through this office: Thacker & Revitt 478 Ashley Road, Poole, Dorset. BH14 0AD