



*Guide Price £1,200,000*

107 Moriconium Quay Lake Avenue, Poole, Dorset, BH15 4QS



EST. 1977

KEYDRUMMOND  
ESTATE AGENTS







# 107 Moriconium Quay

Lake Avenue, Poole, Dorset, BH15 4QS

Nestled in the picturesque Lake Avenue, Poole, this remarkable townhouse offers an exceptional living experience with stunning inner harbour views. The property boasts four spacious bedrooms, making it ideal for families or those who enjoy having extra space for guests. The layout includes a family bathroom and two well-appointed ensembles, ensuring comfort and privacy for all residents.

- Four Bedroom Town House
- 13 metre Mooring
- Astonishing Panoramic Views
- Three Balconies
- Garage and Parking
- Safe, Gated Development

Local Authority BCP, Tax Band H, Tenure: Share of Freehold



## Property Comprises

### GROUND FLOOR ACCOMMODATION

Entrance into the inner hallway offers ample storage, WC cloakroom and a courtesy door into the integrated garage. The 'Yachting' room has wall to wall folding doors opening onto your private terrace and just steps away from your 13 metre mooring.

### FIRST FLOOR ACCOMMODATION

The principal reception room has folding doors opening out onto its elevated balcony offering panoramic views across Poole inner harbour and towards the Purbeck Hills beyond. To the rear of the reception area is the re-modelled open plan kitchen with integrated appliances and fitted units.

### SECOND FLOOR ACCOMMODATION

Attractive solid wood staircase with glass balustrades leads up to the second floor and its principal bedroom offering views over the water along with a range of fitted wardrobes and ample storage options, well appointed en-suite bathroom. A second guest bedroom also benefits from its en-suite walk-in shower with a private Westerly facing balcony to enjoy the sunsets.

### THIRD FLOOR ACCOMMODATION

The top (third) floor of this town house offers two further guest rooms, with a larger room with a glass balustrade balcony with private and elevated views over the inner harbour and beyond. A fourth bedroom / office has a Westerly aspect with an extra Velux window to provide more light. Between the two rooms there is a fourth refurbished bathroom.

### PRIVATE MOORING

13 metres x 4.3 metres located directly outside of the town house, its inner marina mooring number 48 with water and electric supply.

### PARKING

An allocated parking space directly outside the town house along with an integrated garage. Visitors parking availed with the confines of the gated marina.

TENURE: Share of Freehold

ESTATE AND MOORING CHARGE: £5,000 per annum (approx)

COUNCIL TAX: Band H

EPC: D 2031

## Moriconium Quay

A luxury gated development constructed in the early 1990's comprising of 109 properties of town houses











and apartments set around a beautifully landscaped, central Marina. The popular Lake Yard Marina is within a few metres and the 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 DFDS ferries provide services to France and the Channel Islands whilst Poole train station has national rail service and links.





# Lake Avenue, Poole, BH15

APPROX. GROSS INTERNAL FLOOR AREA 2032 SQ FT 188.8 SQ METRES  
(EXCLUDES RESTRICTED HEAD HEIGHT & INCLUDES GARAGE)



Denotes restricted head height



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>82</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



