

01202 683444

Orchard Plaza, 41 High Street
Poole, Dorset, BH15 1EG

www.quayliving.co.uk



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£220,000 Leasehold



- **2 Double Bedroom Second Floor Apartment**
- **Juliet Balcony**
- **Two Bathrooms**
- **Recently Installed Electric Heating System**
- **EPC Rating C**
- **Moments From Poole Quay**
- **Open Plan Living Accommodation**
- **Dual Lift Access**
- **Council Tax Band C**
- **No Onward Chain**

Based in the heart of Poole Old Town, this second floor two bedroom Master en-suite property would make a great first home or a perfect weekend hideaway. Historic Poole Quay is just a short stroll, with a fabulous variety of quality pubs and eateries. Poole's shopping facilities and the Lighthouse theatre and concert hall are all within walking distance, as is the mainline train station with direct services to London Waterloo. The wide-open spaces of Harbourside Park offer great recreation and stunning harbour views.



Location

Based in the heart of Poole Old Town, this bright two-bedroom, two-bathroom second floor property would make a great first home or a perfect weekend hideaway. Historic Poole Quay is just a short stroll, with a fabulous variety of quality pubs and eateries. Poole's shopping facilities and the Lighthouse theatre and concert hall are all within walking distance, as is the mainline train station with direct services to London Waterloo. The wide-open spaces of Harbourside Park offer great recreation and stunning harbour views.

Hallway 10'0" x 9'7" (3.07 x 2.94)

Access to the building is via an impressive access-controlled communal foyer and dual passenger lifts to the second floor. Front door opens into a spacious hallway with recessed spotighting, entryphone, stylish hallway double cupboard housing a fully electric heating system. Timber veneer floor covering.

Living Room / Diner 19'8" x 12'1" (6.00 x 3.70)

A bright & spacious sitting room featuring a Juliet balcony. Fixed ceiling light fittings, radiator, TV aerial and satellite points. Taupe Carpet flooring. Ample space for dining table and sofas. Galley kitchen with range of fitted high-gloss units.

Kitchen Area

Recessed ceiling spotlights. A range of cream, high-gloss, fitted wall cupboards, base units and drawers with contrasting worksurfaces with inset stainless steel 1 1/2-bowl sink and drainer. Bosch electric cooker with ceramic hob over and stainless-steel extractor hood. Integrated fridge/freezer & washing machine. Space for a dishwasher. Wood laminate flooring.

Bedroom 1 13'5" x 11'10" (max) (4.09 x 3.61 (max))

A well-presented, generously sized double bedroom with double-glazed window and built-in wardrobes with glazed sliding doors. Pendant light fitting, radiator, TV and power points. Taupe fitted carpet. Door to En-suite:

Ensuite 7'6" x 4'5" (2.30 x 1.35)

En-suite shower room. Recessed spotighting, double shower with grey ceramic wall tiling. Pedestal hand basin with mixer tap and mirror over. Shaver point. Push-button WC. Chrome heated towel rail.



Bedroom 2 10'0" x 9'8" (3.07 x 2.95)

A further generous double bedroom with double-glazed window and built-in corner wardrobe. Pendant lighting, radiator. Taupe fitted carpet.

Bathroom 10'0" x 5'7" (3.07 x 1.71)

Spacious, modern bathroom with white three-piece suite. Recessed spotighting, shower over bath and grey ceramic wall tiling. Hand basin with mixer tap and mirror over. Shaver point. Push-button WC. Chrome heated towel rail.

Tenure

Leasehold for a term of 125 years from 2008 with 109 years unexpired.

Service Charge - £1774.52 annual Pa (2025)

Ground Rent - £250.00 pa (2024) Reviewed in 2033 and 25-yearly thereafter to RPI.

Council Tax Band C

EPC Rating C

Flood Risk Level : Very Low

Material Information - Reinforced concrete-frame construction with beam-and-pot concrete floors. Penthouses of steel-framed construction under a profile-sheet metal roof. Non-combustible rainscreen-clad external elevations with solid aluminium exterior panels and Rockwool insulation. Gable ends finished in traditional brick and block.

Broadband: Standard 17 Mbps 1 Mbps Good
Superfast Not available Not available Unlikely
Ultrafast 1000 Mbps 1000 Mbps Good

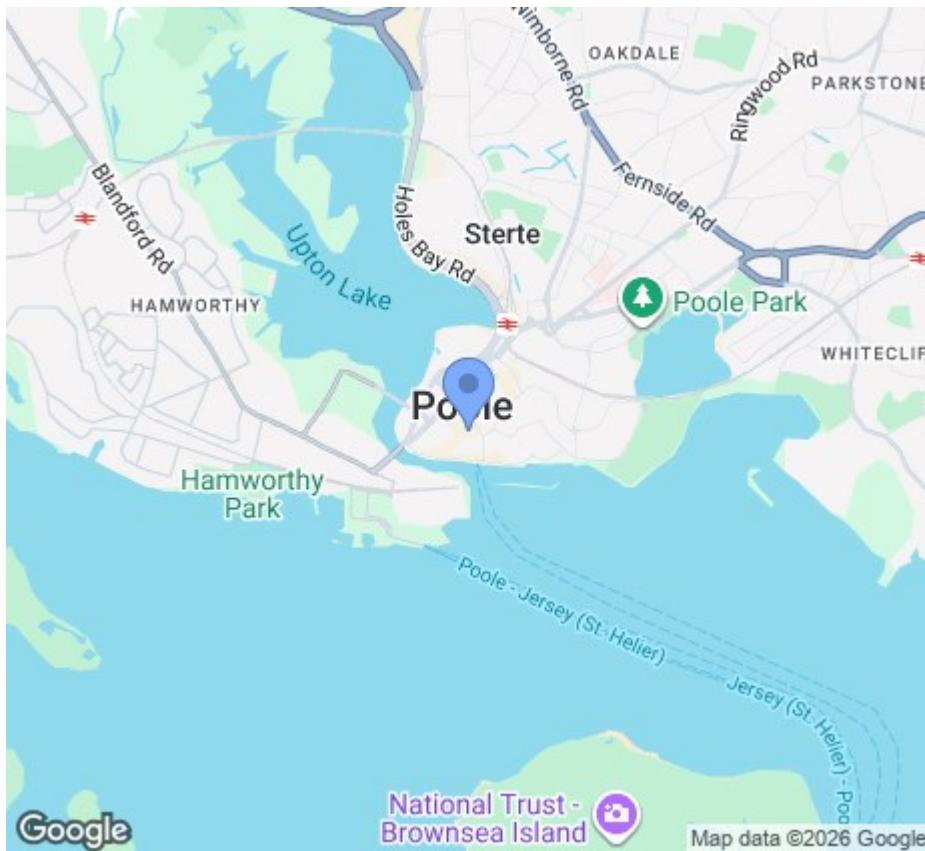


SECOND FLOOR



Quay
HOLIDAYS

Measurements are approximate. Not to scale. Illustrative purposes only.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		71	73
EU Directive 2002/91/EC			

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.

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