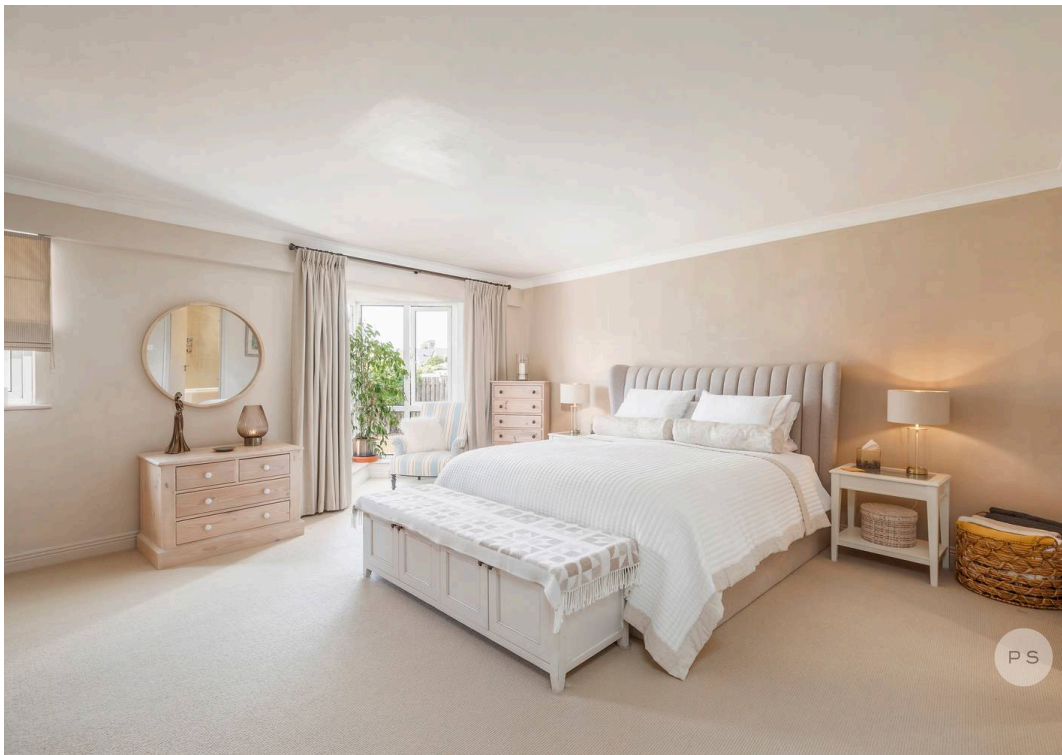


PS

93 Moriconium Quay, Lake Avenue, Poole - BH15 4QP

For Sale £549,950

PS



93 Moriconium Quay

Lake Avenue

Positioned on the front line of the prestigious Moriconium Quay Marina, this two bedroom first floor apartment enjoys an exceptional connection to the water. Designed with boating enthusiasts in mind, every principal room takes full advantage of the changing outlook across the marina, while the generous covered balcony provides a wonderful place to watch mariners potter by. With ample visitor parking, residents have the opportunity to join the neighbouring Lake Yard Boat Club and waterfront restaurant. Recently modernised including a walk-in kitchen larder, natural wood flooring, new bathroom suites, plumbing and electrics. Marina berths are available to rent or purchase, subject to availability, making this a modern and low maintenance permanent residence or refined coastal retreat for those looking to embrace life on the water.

- Breathtaking marina & harbour views
- 2 bedroom / 2 bathroom 1st floor apartment
- Spacious waterfront balcony off the living room
- Modern kitchen with feature port-hole window and walk-in floor-to-ceiling pantry
- Dining area with double aspect marina views
- Second balcony off the ensuite bedroom
- Two new bathroom suites
- Fully refurbished interiors including natural wood flooring, new plumbing, radiators & electrics
- Private Parking
- Marina Berths Available
- Short Walk to Hamworthy Beach
- Internal Floor Area 1,135 sq.ft
- Service Charge £4,526 per annum
- Council Tax Band: G £4,167.63 pa
- Share of Freehold
- No onward chain



ABOUT THIS PROPERTY:

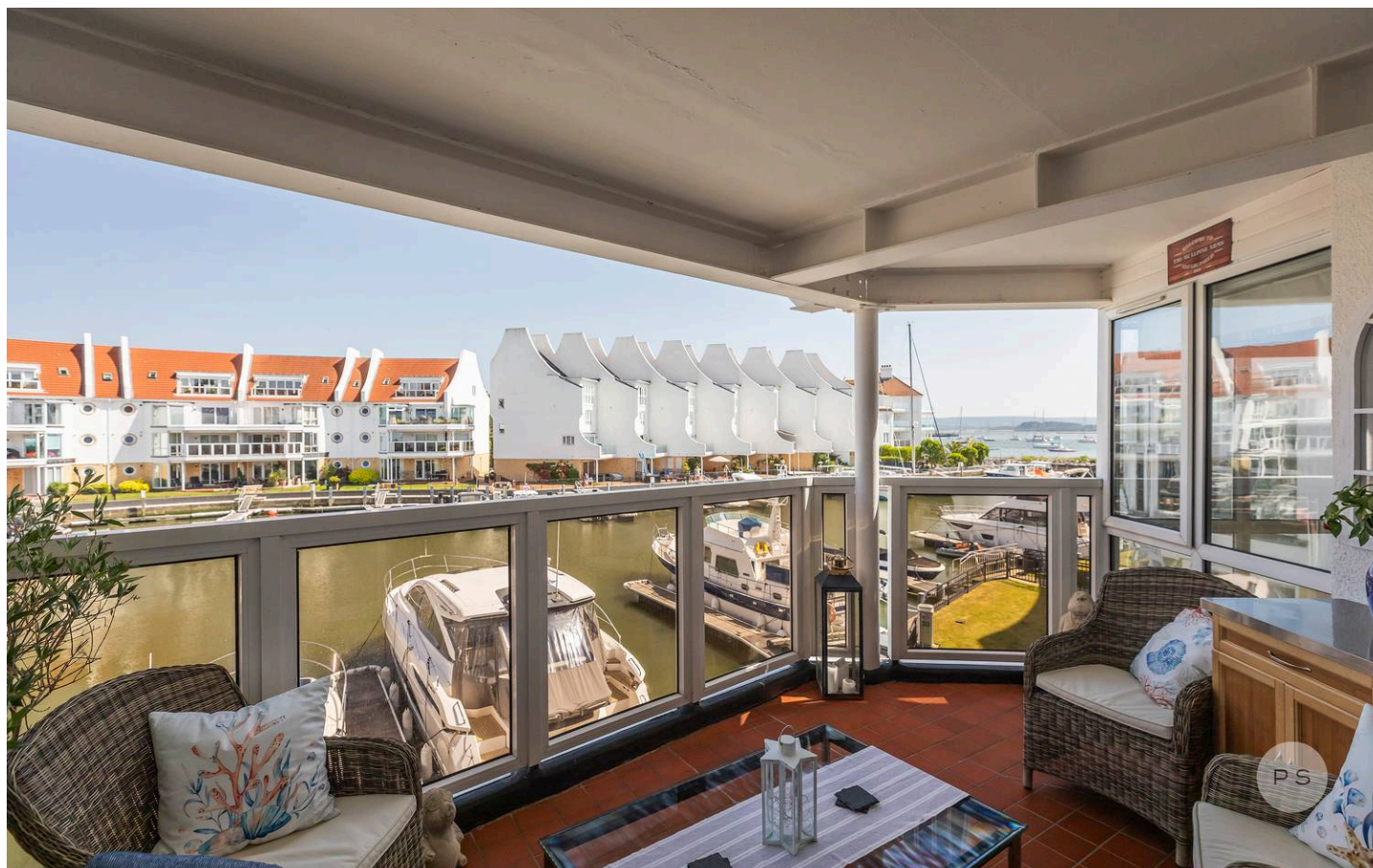
The front door opens into a welcoming entrance hall, leading through into a spacious living area that immediately showcases breathtaking harbour views. Floor-to-ceiling windows and glazed doors frame the stunning nautical vista, opening onto a generous frontline balcony, perfect for enjoying the scenery. All principal rooms, including the kitchen and living areas, benefit from beautiful views of the marina and harbour beyond. The modern kitchen is well-appointed and designed for both functionality and style. The generous principal bedroom benefits from fitted wardrobes and an en suite shower room, while the second double bedroom is served by a stylish family bathroom. Additional storage, lift access and an allocated parking space further enhance everyday practicality.

OUTSIDE:

The apartment comes with one allocated parking space, and there is ample visitor parking available. Residents can enjoy membership to the adjacent, exclusive Lake Yard Boat Club, which features a popular bar and waterside restaurant. There is also the potential to rent or purchase berths within the marina, subject to availability.

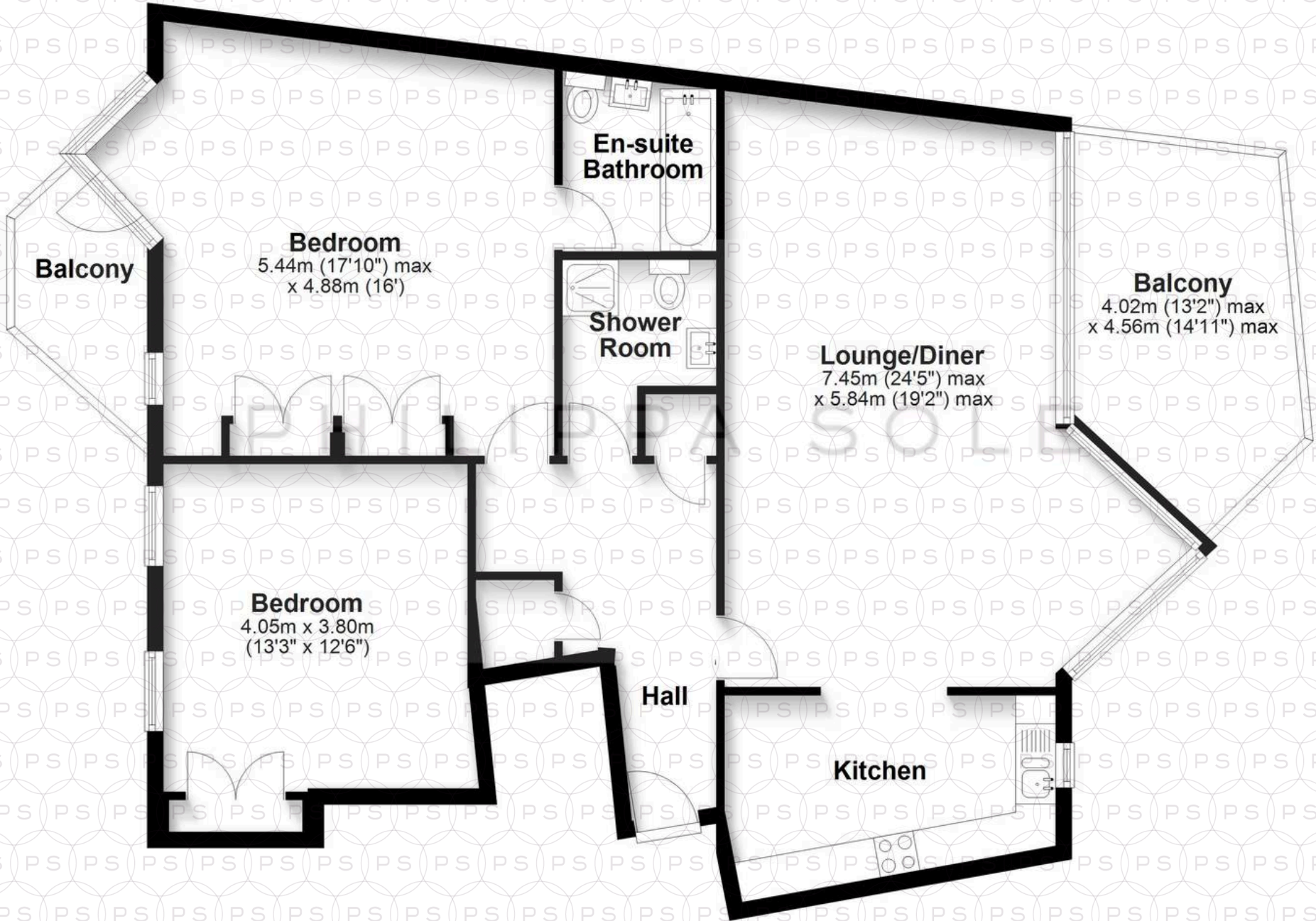
LOCATION:

Moriconium Quay is a prestigious marina community offering a peaceful yet well-connected setting. Lake Pier and Hamworthy Park are both within easy walking distance, offering beaches, open green space and direct access to the harbour for swimming, paddleboarding and coastal walks. Rockley Point Sailing School is nearby, while Poole Old Town & Quay provides an excellent choice of waterside restaurants, cafés and shops. Hamworthy Railway Station offers direct services to London Waterloo in approx. two hours, alongside connections to Southampton and Weymouth. Combining an established marina setting with excellent transport links and everyday amenities, this is a location that appeals whether you're a sailing enthusiast or simply enjoy a waterside lifestyle.



First Floor

Approx. 105.5 sq. metres (1135.3 sq. feet)



Total area: approx. 105.5 sq. metres (1135.3 sq. feet)



Philippa Sole Ltd

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