

01202 683444

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

www.quayliving.co.uk



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£400,000 Leasehold



- **Luxury Penthouse Apartment**
- **2 Bedrooms with Master Ensuite**
- **Contemporary Open Plan Living Room/Diner**
- **Beautifully Presented Throughout**
- **EPC C & Council Tax Band D**
- **Panoramic Views across Poole Harbour and Brownsea Island**
- **Extensive Sun Terrace and Additional Wrap-around Balcony**
- **Exquisite Family Bathroom**
- **2 Secure Gated Parking Spaces**
- **NO ONWARD CHAIN**

A sensational two bedroom fifth-floor penthouse apartment presents an array of remarkable features boasting breathtaking panoramic views from the extensive wraparound balcony and sun terrace to either side of the property.

Orchard Plaza is a sought-after development, moments from Poole Quay and with the historic Old Town on its doorstep. Town centre shopping, Poole's mainline railway station, and the Lighthouse entertainment complex are all within convenient walking distance. Harbourside Park is perfect for afternoon strolls.

Orchard Plaza has been completely re-clad and re-insulated as part of fire precaution works paid for by the original builders. Additional compartmentation and the installation of a building-wide fire alarm have now made this one of the safest high-rise apartment blocks in the country.



Hallway

A light and spacious L-shaped entrance hall with recessed spotlights, wood laminate flooring. Doors off to principal rooms. Double French doors lead onto the second balcony, Storage cupboard and boiler cupboard housing a Worcester Boiler. Entryphone system.

Living Room/Diner 19'8" x 15'1" (6 x 4.6)

Accommodating the kitchen area also is this superbly presented spacious dual aspect open-plan lounge/diner with French doors to both aspects leading onto a wrap around balcony, enjoying the stunning panoramic views towards the quay and beyond. Immaculately decorated throughout with Wood laminating flooring, a fixed ceiling light and two radiators. Open plan configuration leads into the Kitchen area.

Kitchen area

A well-appointed kitchen situated within the spacious open-plan lounge diner. Smart range of stylish red high-gloss, fitted wall cupboards, base units and drawers with contrasting granite worksurfaces with inset twin-bowl sink and drainer. Bosch Integrated microwave, electric cooker with gas hob over and stainless-steel extractor hood. Integrated fridge/freezer. Fitted dishwasher & washer/dryer. Tiled splashback, ceramic flooring & recessed ceiling spotlights.

Reception Balcony

The wrap around balcony delivers ample space and shelter to enjoy alfresco dining. Approached via French doors to both sides from the living room, accessing the private fire escape exit also. Panoramic Views.

Bedroom 1 15'1" x 13'1".190'3" (4.6 x 4.58)

The master bedroom with en-suite, features double French doors which lead onto a further balcony providing spectacular views. Built-in double wardrobes. Radiator. Carpet floor. Fixed ceiling lights & wall lights.

En-suite 7'10" x 5'6" (2.4 x 1.7)

A superbly designed double shower room presents the double shower with glazed doors and chrome mixer controls, a contemporary feature round wash basin with wall-mounted heated mirror over, a concealed cistern low level WC. Chrome heated towel radiator. Feature tiled walls and floor. Recessed ceiling spotlights. Extractor fan.

Second Balcony

Accessed from the Master bedroom and Hallway, this extensive balcony provides southerly aspect quayside views.

Bedroom 2 11'9" x 10'2" (3.6 x 3.1)

Twin full height frontal aspect windows of the charming second double bedroom overlook and enjoy the light and views of the wraparound balcony. Built-in double wardrobes. Radiator. Carpet flooring. Fixed ceiling lights & wall lights.

Bathroom 12'5" x 5'6" (3.8 x 1.7)

This stylish bathroom showcases thoughtful design and functionality. Generously sized and fully tiled, featuring a built-in bath with central mixer taps and shower attachment over, a contemporary feature round wash basin with wall-mounted mirror over, a concealed cistern low level WC. Chrome heated towel radiator. Feature tiled walls and floor. Recessed ceiling spotlights. Extractor fan.

Tenure

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

Ground Rent - £500 Pa. Reviewed in 2033 and 25-yearly thereafter to RPI.

Service Charge - £2574.24 £ Pa. (2024)

Council Tax Band - D £2050.38 (2024)

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
Standard 50 Mb Fibre and 1 Gb Superfast is available.

Outside

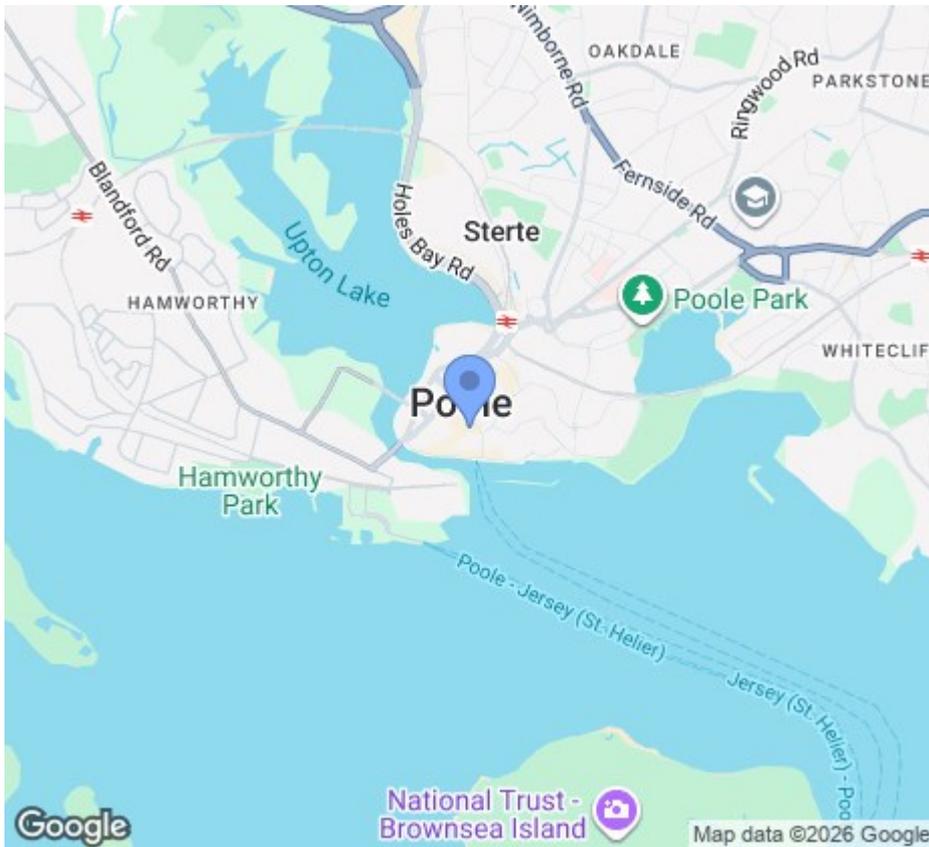
Two gated dedicated car parking spaces.



FIFTH FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only. Made with Meropix (2025)



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