



92 Dolphin Quays, Poole, BH15 1HH

Price Guide £225,000

- Two Double Bedrooms
- Good Size Open Plan Living Area
- Concierge Service & Lifts In Block
- No Forward Chain
- Spacious Luxury Apartment
- UPVC Double Glazing
- Poole Quay Location
- En-Suite To Bedroom One
- Gas Central Heating
- Allocated Off Road Parking

OFFERS INVITED / POOLE QUAY LOCATION / SPACIOUS LUXURY APARTMENT WITH AN EN-SUITE TO BEDROOM ONE >>> Greys Estate Agents are delighted to offer for sale this spacious apartment situated on Poole Quay. The property comprises: Two double bedrooms, en-suite to bedroom one, lovely open plan living area and kitchen with breakfast bar, small balcony and a good size family bathroom. Other benefits include, a concierge service, phone entry system, lifts in the block and allocated parking.



Tenure - Leasehold

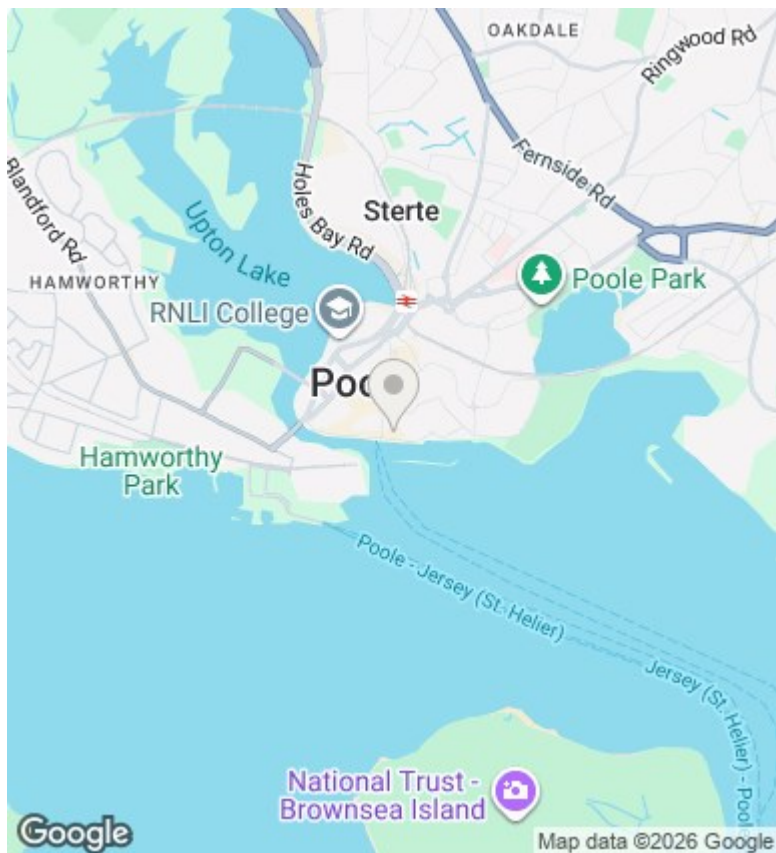
There are approximately 107 years remaining on the lease.

The ground rent is currently £500pa and service charge is approximately £6000pa.









Viewings

Viewings by arrangement only. Call 01202 749390 to make an appointment.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(69-80) C		
(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	