01202 683444
Orchard Plaza, 41 High Street
Poole, Dorset, BH15 1EG
www.quayliving.co.uk

Quay
LIVING







High Street, Poole

Poole, BH15 1EG

£190,000 Leasehold



- **Moments From Poole Quay**
- **Fifth Floor**
- **Balcony**
- **Gas Central Heating**
- **EPC B**
- **2 Double Bedroom Apartment**
- **Open Plan Living Accommodation**
- **Lift and Level Access**
- **Council Tax Band D (estimated)**
- **No Onward Chain**

A fifth-floor two bedroom balcony fronted apartment in the sought-after Orchard Plaza 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.
This property has for many years been a successful holiday-let. Buyers could choose to continue the holiday-letting business and enjoy it as a second home, or move in full-time.





Location
Based in the heart of Poole Old Town, this bright two-bedroom 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 11'7" x 8'1" (max) (3.55 x 2.48 (max))
Spacious entrance hall with door to full-height storage cupboard. Wall-mounted Entryphone and thermostat. Timber laminate flooring with matching internal doors, recessed ceiling spotlighting. Radiator.

Living Room/Diner 20'0" x 12'6" (6.10 x 3.82)
A bright and airy sitting room with glazed turn-and-tilt double doors to the balcony affording water glimpses. Dual pendant light fittings, radiator, TV aerial and satellite points. Timber laminate flooring. Ample space for casual seating and room for a dining table towards the open-plan kitchen.

Kitchen Area
Recessed ceiling spotlights. Smart range of white, high-gloss, fitted wall cupboards, base units and drawers with contrasting black marble-effect worksurfaces with inset ceramic 1 1/2-bowl sink and drainer. Electric cooker with gas hob over and stainless-steel extractor hood. Integrated fridge/freezer, washing machine/dryer and dishwasher. Integrated Ideal Boiler. Tiled ceramic flooring.

Bedroom 1 11'9" x 9'6" (3.60 x 2.90)
Spacious double bedroom with double-glazed window and built-in wardrobe with timber-faced sliding doors. Pendant light fitting, radiator, TV and power points. Taupe fitted carpet.

Bedroom 2 11'9" x 7'8" (3.60 x 2.36)
Double bedroom with double glazed window, pendant light fitting, radiator, TV and power points. Taupe fitted carpet.

Bathroom 8'0" x 5'7" (2.46 x 1.71)
Spacious, modern bathroom with white three-piece suite. Recessed spotlighting, shower over bath with glazed shower screen and ceramic wall & floor tiling. Hand basin with mixer tap and mirror over. Shaver point. Push-button WC. Chrome heated towel rail.

Material Information
Leasehold for a term of 125 years from 2008 with 107 years unexpired.

Ground Rent £250pa. Reviewed in 2033 and 25-yearly thereafter to RPI.

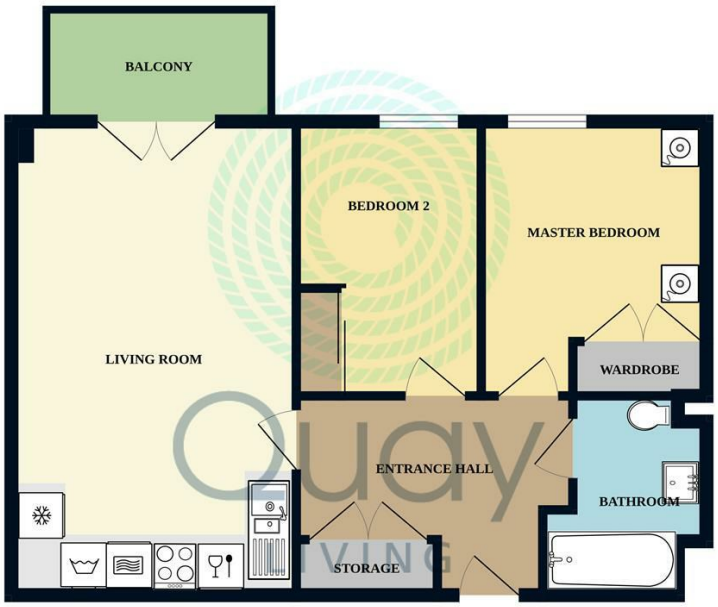
Service Charge £1,871pa 2026/27

Broadband Coverage - Standard 17 Mbps Ultrafast 1000 Mbps (Hyperoptic)
Mobile Coverage - Vodafone 85% 3 84% EE 82% O2 74%
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.

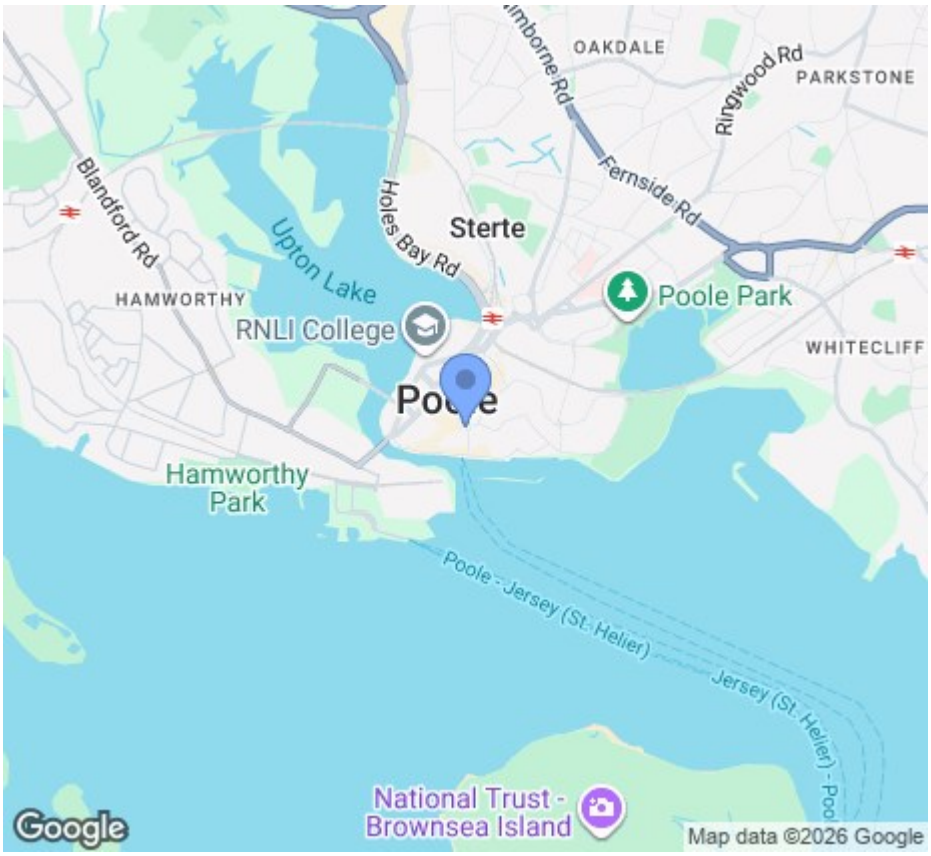




FIFTH FLOOR
577 sq.ft. (53.6 sq.m.) approx.



TOTAL FLOOR AREA : 577 sq.ft. (53.6 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2024

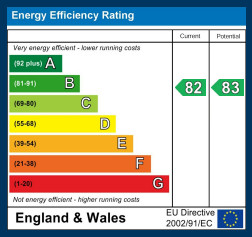












Agent Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All representations including descriptions, dimensions and photos are given, in good faith and are believed to be correct, but any intending purchaser should not rely on them as statements 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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