

**Dolphin Terrace, Westons Lane  
89 High Street, BH15 1AH**

**HEARNES**

WHERE SERVICE COUNTS



# Dolphin Terrace, 89 High Street, Poole, BH15 1AH

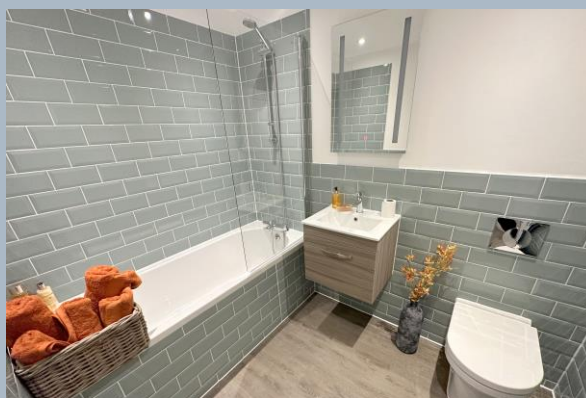
## Share of Freehold Prices starting from £210,000 up to £285,000

Dolphin Terrace is a wonderful new development consisting of twenty-one 1, 2 and 3 bedroom apartments, ideally located in the heart of Poole Town Centre, just moments from Poole Quay. The flats are arranged in four small blocks, with entryphone systems and well-presented communal areas, bin store and secure bike storage. The apartments come with 999- year leases at a peppercorn rent and allow short and long term lets. Each ground floor apartment has its own private rear garden and also benefits from underfloor heating. Ready for immediate occupation, fully carpeted and fitted with quality bathrooms, kitchens and all expected appliances. Sympathetically designed by retaining the architecture and features of this important historic building, blended with a new modern interior.

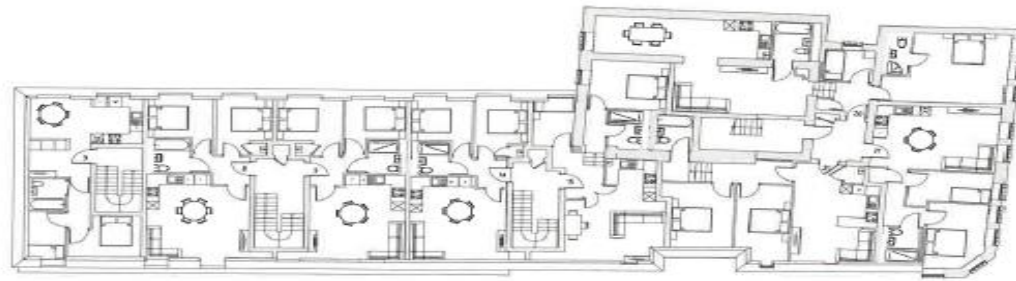
- 21 contemporary new build apartments set in the heart of Poole Town Centre
- 4 ground floor flats with private rear gardens and also benefitting underfloor heating
- Gas central heating and double glazing throughout
- 10 year new build warranty supplied by ICW
- Sprinkler system fitted throughout
- Composite flooring
- Modern fitted kitchens in a variety of colours and worktops all with integrated appliances
- Beautifully fitted bathrooms offering a variety of coloured tiles
- EPC rates predominantly B's bar 1 C
- 999 year leases with virtual freehold and peppercorn rent. (Freehold will be offered to owners once fully occupied)
- Short and long term lets allowed
- Large secure bike storage room and bin store
- Low maintenance fees with peppercorn ground rent
- For price list please contact the branch

Dolphin Terrace is set within walking distance to Poole Quay and Baiter Park. It is also approximately a 5 minute walk to Poole train station and bus station. Poole Town Centre offers a wide variety of shops, restaurants and cafes.

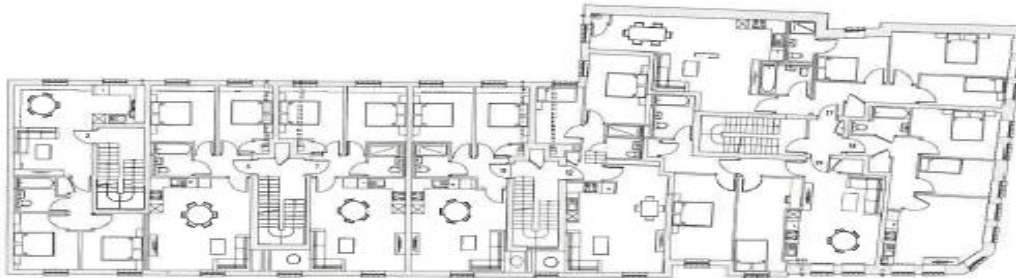
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



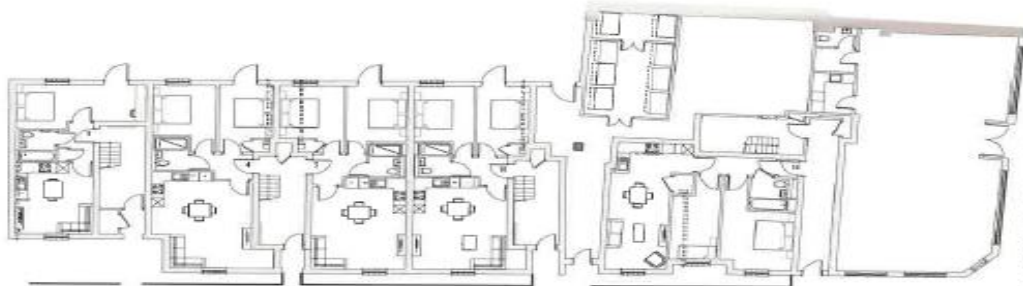
KITCHEN & BATHROOM LAYOUTS INC BY CLIENT ALL PLANS INDICATIVE



3. SECOND FLOOR  
1:150



2. FIRST FLOOR  
1:150



Westons lane

1. GROUND FLOOR  
1:150

UNIT NO.	AREA	sq
UNIT 1	33.88	
UNIT 2	37.66	
UNIT 3	40.80	
UNIT 4	38.45	
UNIT 5	36.86	
UNIT 6	30.11	
UNIT 7	38.48	
UNIT 8	34.54	
UNIT 9	36.32	
UNIT 10	36.79	
UNIT 11	38.66	
UNIT 12	41.73	
UNIT 14	31.24	
UNIT 16	42.23	
UNIT 16	42.30	
UNIT 17	38.33	
UNIT 18	43.26	
UNIT 19	34.44	
UNIT 20	33.54	
UNIT 21	34.81	
UNIT 22	48.47	
	1,269.88	sq

REVISIONS		
NO.	DESCRIPTION	DATE

NOTES

SHEET TITLE  
Floor Plans

Project Title  
Alterations, partial demolition and extensions to the existing building  
Site Address  
89 HIGH STREET POOLE  
POOLE  
BH15 1AA

**PLAN BUILD**

DRAWING NUMBER  
A251

ISSUE  
1

SCALE  
1:150 @ A1



