

FOR SALE

Flat 1, Odyssey, 7 Strand Street,
Poole Quay, Poole, Dorset BH15
IRX



PHILIPPA SOLE



£460,000

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Three bedroom duplex apartment
with lift to all floors

Two good sized south facing
terraces with harbour glimpses

Main entrance on first floor with two
private entrances on ground floor

Secure undercroft parking

33ft x 22ft dual aspect living room

Feature spiral staircase to ground
floor accommodation

En-suite to master double bedroom

Band E - £2503.40

Maintenance £1795.14 and Ground
Rent £160.14

Leasehold

About this property

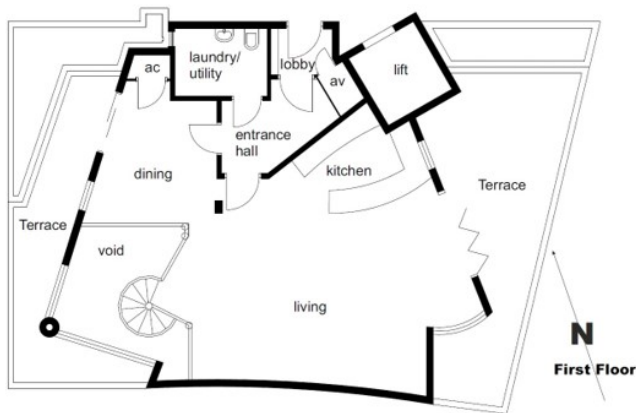
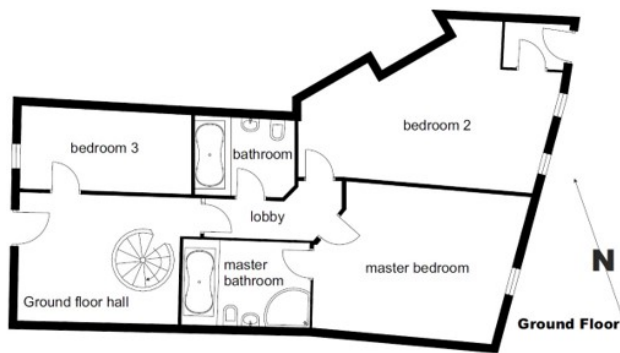
A stunning, three bedroom, ultra-modern, duplex apartment close to Poole Quay. Superb open plan living with secure undercroft parking and a lift to all floors. With an open-plan living area of approximately 33' x 23' and sea glimpses from both of the two separate terraces.

This versatile, duplex apartment feels more like a house, as it can be accessed from both street and first floor level. The official entrance is located on the first floor of this modern apartment block and has been in the same ownership since it was built in 2002. From the communal entrance hall you enter into the private lobby, there is a cloakroom/utility with space for a washing machine, separate dryer and wc. The impressive open plan living space is flooded with natural light from the floor to ceiling windows with triple bi-fold doors leading onto the easterly terrace. The well equipped kitchen and dining area blend seamlessly into the room, cleverly divided by a central island and breakfast bar complemented by a Corian worksurface. Bi fold doors lead onto the easterly terrace with partial views of the harbour, this large room is divided by the feature glass staircase leading down to the bedroom level. Beyond the staircase is a dining area and second terrace. The ground floor entrance hall, with its feature spiral staircase is separated from all but one of the bedrooms and bathrooms by a separate inner hallway, thus making it a usable room in its own right and ideal as an office or study with direct access to street level. The principal bedroom has a large fully tiled ensuite featuring a large double ended bath with central taps, fitted basin with storage under and a corner quadrant shower. Bedroom two is also a good size complete with fitted wardrobes. From this room is a small lobby housing an external entrance door to a Georgian alleyway which leads directly to Poole Quay. Bedroom three is accessed from the study area and shares the modern family bathroom.

Location

The location of this property is one of its main features, nestled just one road back from the Quay, with the historic High Street with its array of restaurants and bars. The Poole area offers easy access to the renowned award winning Blue Flag beaches which stretch from Bournemouth through to Sandbanks. Poole town centre is a short walk away with a diverse range of high street shops, restaurants and bars. The vast Poole Harbour, including Poole Quay, also close and is a magnet for sailing enthusiasts as well as being an important centre of heritage. The Bournemouth Wessex Way is very close and gives direct access to the M27 motorway with London just 1 hour 30 minutes commute. There are also main train routes from Poole, Parkstone or Branksome stations to Weymouth and London Waterloo.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	76	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

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