

Moriconium Quay
Lake Avenue, Poole BH15 4QP

Guide Price £650,000





Property Summary

Forming part of an exclusive marina development with direct access to Poole Harbour, this exceptionally spacious ground floor apartment enjoys a superb positioning and benefits from a generous garden and private 10-metre mooring. The accommodation is thoughtfully arranged with the main living accommodation overlooking the water and the sizeable double bedrooms are both serviced with their own ensuite bathrooms.



Key Features

- Entrance hallway with built-in storage and cloakroom
- Large living/dining room opening to a secondary reception area
- Fitted kitchen/breakfast room and separate utility room
- Principal bedroom with generous ensuite bathroom
- Secondary double bedroom with ensuite
- Large covered entertaining patio
- Garden laid to lawn with access to the marina
- Garage, parking and visitors parking
- Stunning waterside views
- Direct boating access to Poole Harbour



About the Property

Moriconium Quay is an iconic Poole Harbour development, ideal for boaters or homeowners who want to truly embrace the essence of waterside living.

Upon entering the property there is a large entrance hallway with storage and a guest cloakroom. The main reception area is vast and allows for a flexible arrangement of furniture for both lounging and dining and the orientation of this room provides stunning views over the marina. There is a secondary part open-plan reception area that leads from the main reception room, which is ideal for use as either a media room, home office or snug.

The kitchen/breakfast room is comprehensively fitted with a range of units and an opening to the main reception area allows the views to also be enjoyed from this room. Sensibly, there is a separate utility room where the 'grind and noise' of day-to-day life can be discreetly housed. The utility also provides a generous amount of further storage.

The principal bedroom is a superb size and has fitted wardrobes and a large private ensuite bathroom. The second double bedroom also has fitted wardrobes and an ensuite, and in many respects almost rivals the principal bedroom.

The garden has a large covered entertaining patio which in turn leads to the main garden which is laid to lawn. The garden enjoys a Westerly aspect and opens directly to the marina, affording access to a private 10m mooring. There is also a private garage, allocated parking and provision for visitors parking.

A truly stunning garden apartment in arguably Poole Harbour's most iconic waterside development.

Management company: Napier Management Services Ltd

Tenure: Share of Freehold

Underlying lease: Approximately 980 years remaining

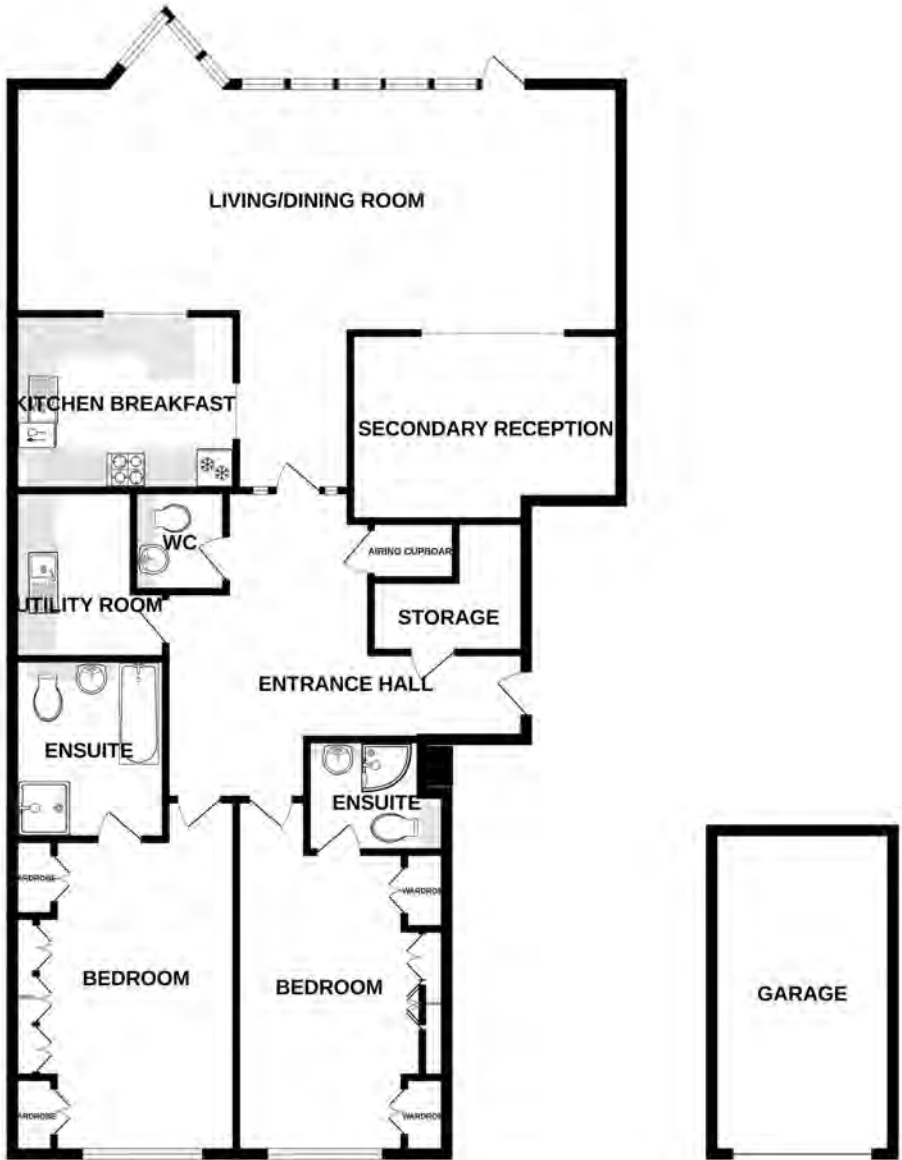
Service Charge: Approximately £5,500 per annum

Estate Charge: Approximately £2,100 per annum

Council Tax Band: G



GROUND FLOOR



Approx. gross internal floor area
1678 sq ft (155.8 sq metres) –
includes garage

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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About the Location

This private gated Marina development is nestled along the edge of Poole Harbour with miles of stunning untouched coastline. On entering through the electric gates the grounds are well-tended, offering a peaceful and relaxing backdrop to a unique lifestyle on the water's edge.

Hamworthy is a well-known and popular area of Poole, due to its easy access to Poole town centre. Hamworthy is also within walking distance of Poole Harbour and of course its own waterside park with beach huts, paddling pool and café; it is also home to the Rockley Watersports Centre. This popular location is a short distance from Poole train station which has direct links to Southampton and London Waterloo.

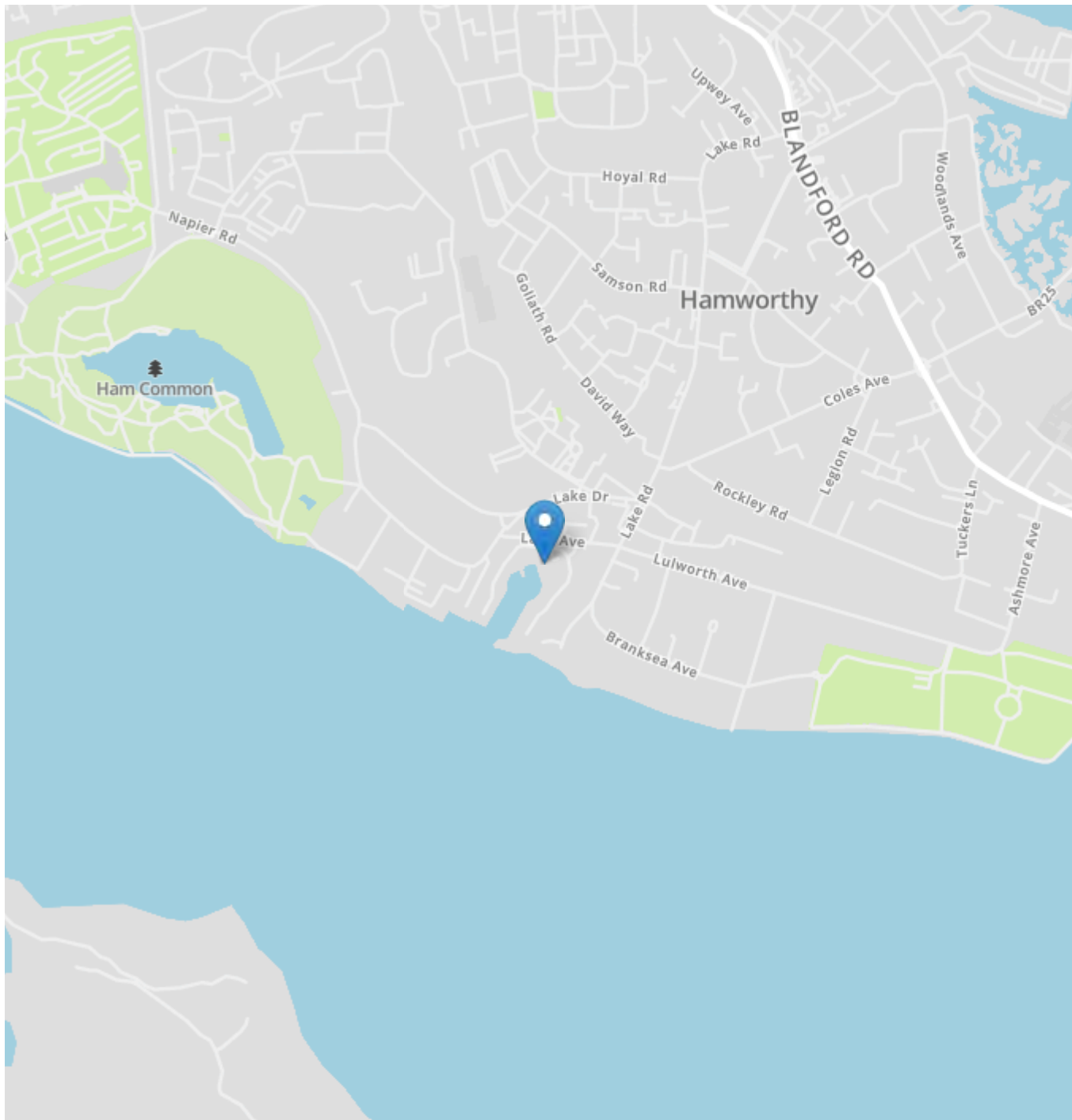



About Mays

We understand that property is a people business, and pride ourselves on having a diverse and multi-talented team of property professionals.

We have been successfully selling clients homes for more than 25 years, and our wealth of local knowledge combined with our experience in both the London market and overseas property, means our team can handle anything that comes their way.

Our reputation is a result of the unsurpassed level of service we offer and importantly the results we achieve for our clients. Our ethos is to 'Bring People and Property Together', after all it's what we've been doing so well for nearly 30 years.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	75	80
(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 

IMPORTANT NOTICE

Mays and their clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Mays have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

New Developments (where applicable)

Plans and specification are subject to change during the course of construction. All measurements are approximate. The developers reserve the right to alter and amend the information given in these particulars as necessary. Nothing contained herein shall be, or shall be deemed to be, part of any contract. The approximate dimensions quoted indicate the maximum room sizes and are scaled from plans before construction has commenced. They are not intended to be used for carpet sizes, appliance spaces or items of furniture.

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