



**Flat 79, Dolphin Quays, Poole
Dorset, BH15 1HH**



Flat 79 Dolphin Quays, The Quay, Poole, Dorset, BH15 1LF

Leasehold Price: £600,000

A front facing, two double bedroom, waterside fourth floor apartment affording outstanding views over Poole Harbour to Sandbanks, Brownsea Island and The Purbecks beyond. This well presented property offers over 1,220 sq ft of accommodation, occupying a delightful position with a wonderful dual aspect main reception room, opening to a kitchen/breakfast room. Poole Quay and the town centre, provide an ever-changing view with the balcony, looking right out to the marina and further afield, offering a fantastic look out point from where the 180 degree view spans from Sandbanks round to Poole Quay.

Constructed in 2004 the property has hardly been used and is now offered furnished with immediate vacant possession. There are 2 double bedrooms, 2 fully tiled bathrooms (1 en suite), fully fitted kitchen with Miele appliances to include 5 ring hob, oven, microwave, steamer and fridge/freezer, separate utility room and spacious entrance hall. The property has gas central heating via radiators, double glazing, and parking in the private multi-storey car park for Dolphin Quays accessed via electronic remote gates and the lift; the apartment has an allocated undercover parking space (Bay 63) Dolphin Quays is a development of 105 apartments, set in various blocks, with flat 79 being in a highly sought after position within the development.

- Front facing waterside apartment in this well regarded and rather unique development
- Fourth floor with direct views onto the marina and harbour beyond
- South facing balcony with access from both the reception room and bedroom one
- Over 1200 sq ft of accommodation and could be sold with furniture
- Stunning dual aspect reception room, with wooden floors and where the light and sunshine flood the room
- 2 double bedrooms and 2 fully tiled bathrooms (1 en suite)
- Fully fitted kitchen/breakfast room with Miele appliances
- Separate utility room with washer/dryer
- 24 hour concierge service
- Lift directly from the Ground floor to the 7th as well as normal access via Reception
- Private undercover car park with allocated parking bay (63)
- Gas central heating and double glazing
- Sold vacant with no forward chain

Dolphin Quays in a unique and quite spectacular development set in this fabulous position adjacent to Poole Harbour on The Quay and overlooking the marina. Feeling like a quality hotel, the communal areas of Dolphin Quays include an impressive lobby with concierge desk manned 24 hours by porters who provide an excellent service to the residents. The location, right on the Quay, enjoys a fabulous harbourside spot with Baiter and Poole Parks within easy walking distance, along with Old Town Poole and the Dolphin Centre for shopping. Such a perfect place to look at the beautiful boats and the hive of activity on the water which offers a constantly changing outlook.

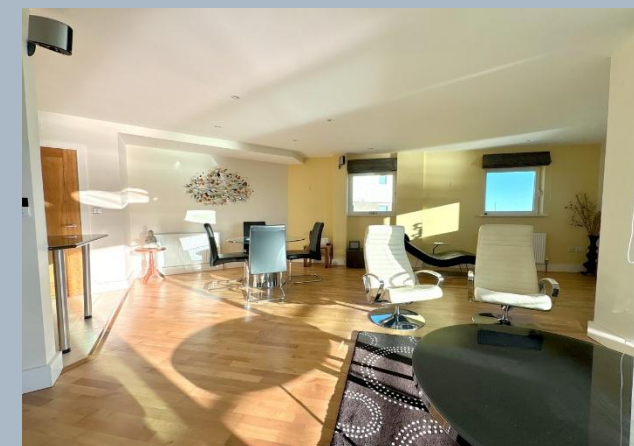
Term of Lease: 130 years remaining from March 2000

Maintenance Charges: Approx £8000 per annum

Ground Rent: Approx £1000 per annum (with a doubling ground rent every 20 years – next review in 2040)

COUNCIL TAX BAND: G

EPC RATE: B



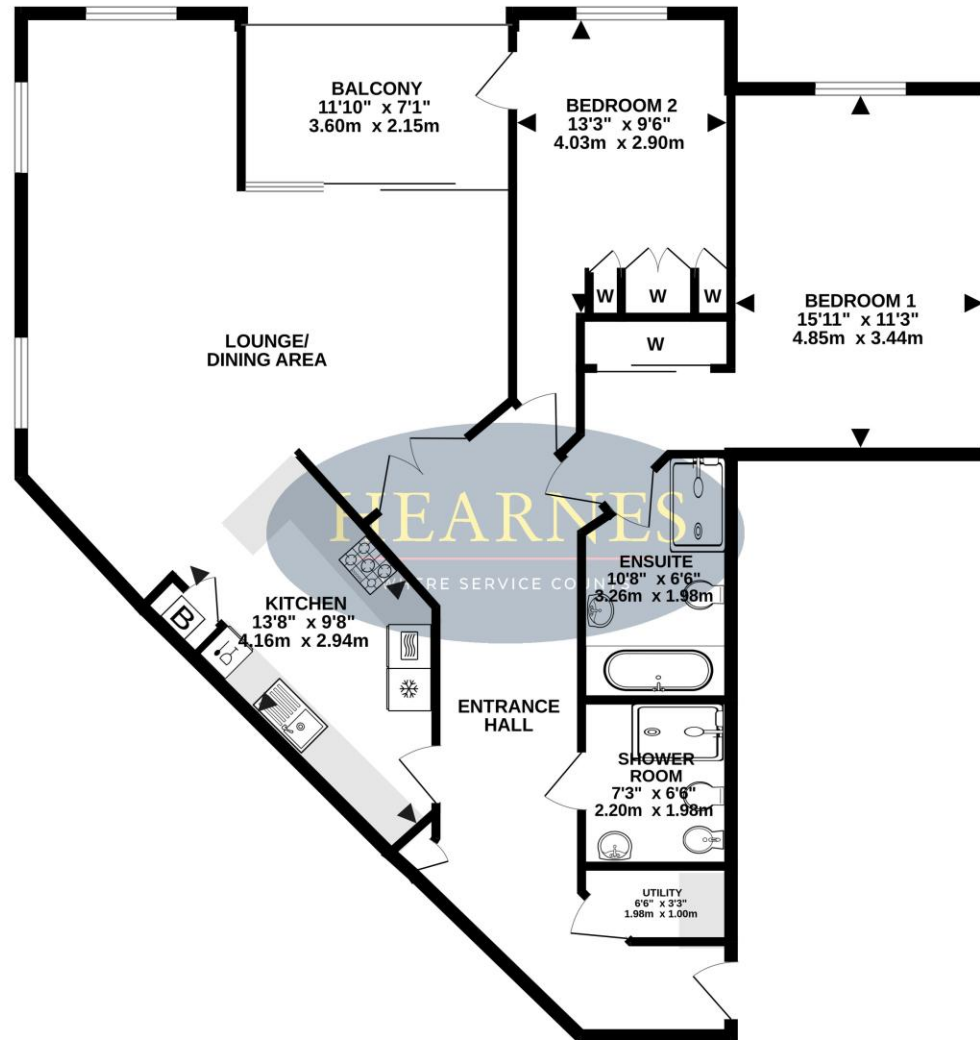




INCLUDING BALCONY

TOTAL FLOOR AREA : 1263 sq.ft. (117.3 sq.m.) approx.

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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Tel: 01202 377377 Email: poole@hearnes.com

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