



Apartment 42 Aqua, Lifeboat Quay, Poole, Poole, Dorset BH15 1LS

£1,350 pcm

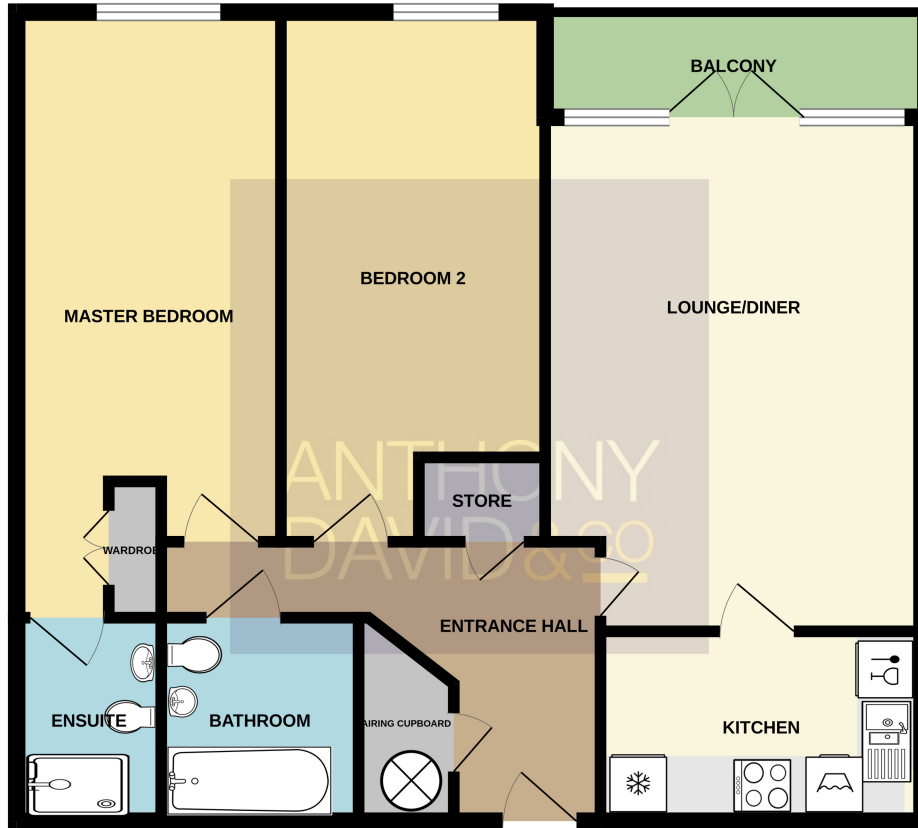
info@anthonydavid.co.uk

www.anthonydavid.co.uk

01202 677444

Aqua, Lifeboat Quay in Poole, is an award-winning residential development renowned for its innovative design and exceptional quality. Nestled along the scenic waterfront of Poole Harbour offering residents a harmonious blend of modern luxury and serene coastal living. Situated close to Poole's vibrant town centre, residents have easy access to an array of amenities, including shops, restaurants, and cultural attractions. The proximity to the harbour also provides opportunities for various water-based activities, making it an ideal choice for those who enjoy an active, outdoor lifestyle. Features include: Show home condition, third floor with lift, 2 double bedrooms, balcony and uninterrupted harbour views from all principal rooms, 2 bathrooms, integrated kitchen appliances and secure internal parking.

**ANTHONY
DAVID & CO**



THIRD FLOOR
840 sq.ft. (78.0 sq.m.) approx.

TOTAL FLOOR AREA : 840 sq.ft. (78.0 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.
 Made with Metropix ©2024



- Lounge/Diner 17' 4" x 12' 9" (5.28m x 3.89m)
- Balcony 12' 0" x 3' 5" (3.66m x 1.04m)
- Kitchen 11' 0" x 6' 6" (3.35m x 1.98m)
- Bedroom One 17' 9" x 8' 10" (5.41m x 2.69m)
- En-Suite 7' 6" x 4' 10" (2.29m x 1.47m)
- Bedroom Two 17' 9" x 9' 0" (5.41m x 2.74m)
- Bathroom 6' 8" x 6' 5" (2.03m x 1.96m)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		83	86
		EU Directive 2002/91/EC	

Property Misdescriptions Act 1991
 Property details contained herein do not form part of an offer or contract. Any measurements are included for guidance only and as such must not be used for the purchase of carpets or fitted furniture. We have not tested any apparatus, equipment, fixtures, fittings or services neither have we confirmed or verified the legal title of the property. All prospective purchasers must satisfy themselves as to the correctness and accuracy of such details provided by us. We accept no liability for any existing or future defects relating to any property.