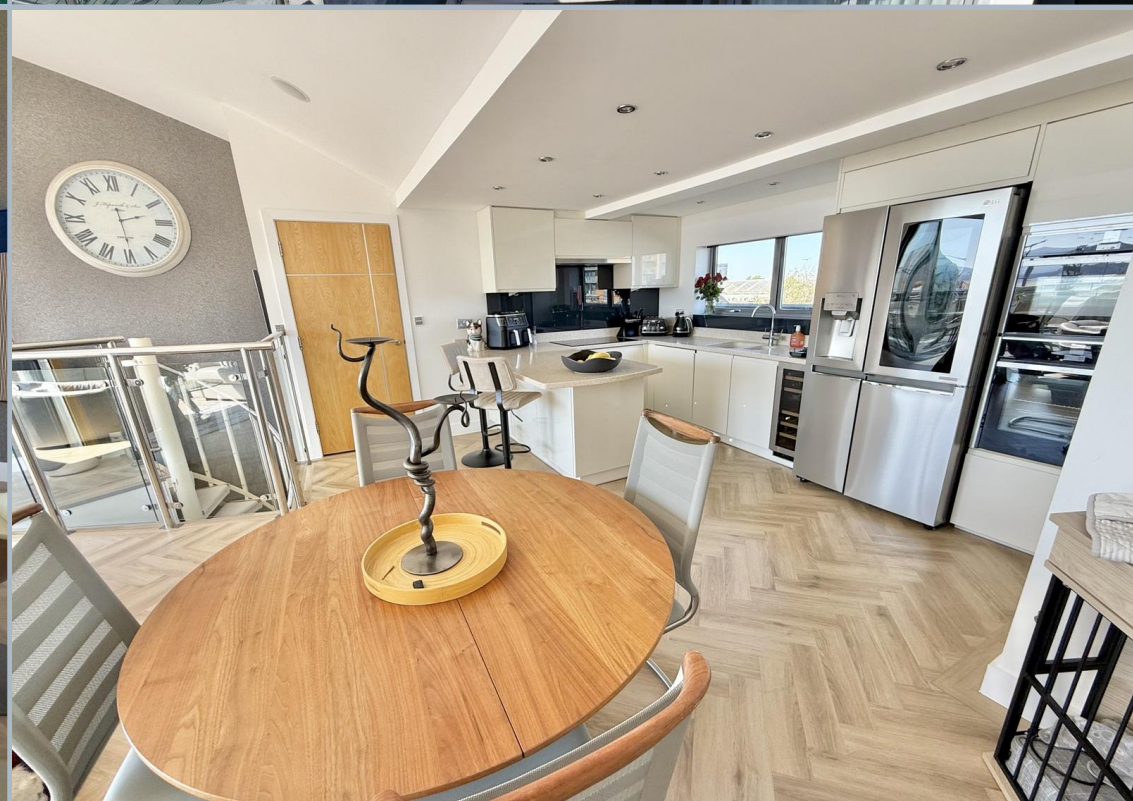


Penthouse Flat 8, Odyssey, 7 Strand Street,
Poole, Dorset, BH15 1RX





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SHARE OF FREEHOLD GUIDE PRICE £800,000 - £825,000

Presented in 'show home' condition is this duplex penthouse apartment with 3 double bedrooms and 2 bathrooms set in Old Town Poole one row back from the hustle and bustle of The Quay with views over the roof tops to the Isle of Purbeck. Offering 2180 sq ft of accommodation on the 4th and 5th floors of the development, including superb balconies and secure parking under the development at road level accessed via electronic remote gate. This beautiful apartment was built in 2004 as the 'show flat' and the current owners have had it since new carrying out many improvements during their time, to include most recently laying Amtico Signature flooring through the living space and hallway, extending the upstairs open plan living area, updating the kitchen, replacing both bathrooms and cloakroom, redecorating, adding fitted furniture and buying a share of the freehold. The triple aspect lifestyle reception room with its curved vaulted ceiling is bright and stylish. This stunning room has a 'wow' feel as you enter via a contemporary spiral staircase and has a well-planned layout. Full width bi-fold doors open out to a large south facing sun terrace with roof top and harbour views and complete privacy is provided by remote control electric blinds. This beautiful property has a stunning master bedroom with seating area, additional balcony, extensive fitted wardrobes, electric blackout blinds and a luxurious fully tiled 4 piece ensuite bathroom, 2 further bedrooms with fitted wardrobes and access to the rear balcony. Other features include a cloakroom, replaced boiler for the gas central heating, double glazing, electric car charging port, EPC rated B and all fittings and furniture are available by negotiation. Odyssey is a development of just 8 flats, set over 5 floors with private rear access on Strand Street, approached via a smart video entryphone system, beautifully kept stylish communal areas, passenger lift to all floors, and secure parking with electronic remote gate. NB the exterior of the building is due for full clean in 2025.

- Beautifully presented, stylish, 4th/5th floor 3 bedroom duplex penthouse apartment in the heart of Old Town Poole just behind The Quay
- 3 double bedrooms with extensive fitted wardrobes and all having double glazed wide doors to balconies
- Stunning open plan kitchen/breakfast/dining/living room with vaulted curved ceiling and full width bi-fold doors out to a generous south facing terrace which enjoys harbour views over the roof tops and on to The Isle of Purbeck
- Updated kitchen, refitted in a range of cream floor-to-ceiling handleless units with work tops over, continuing to form a breakfast bar and fitted with high end integrated appliances to include induction hob, extractor, double oven, dishwasher, LG smart American style fridge/freezer, wine fridge
- Smart video entryphone system; double glazing; gas central heating; passenger lift to all floors and car park
- Stunning master suite having fitted floor to ceiling wardrobes to one wall, electric black out blinds, bi-fold doors to a second south facing balcony and luxurious fully tiled en suite 4 piece bathroom

Odyssey is a Warehouse style development set in a superb location, being quietly positioned behind Poole Quay, with lovely walks from the development leading along the Quay and the Harbourside. Whitecliff and Poole Parks are within walking distance, along with Old Town Poole and the Dolphin Centre for shopping. Poole train station is about half a mile walk away with a current travelling time of around two hours to London. Poole Quay offers a wide range of restaurants, bars and shops as well as boat excursions to Brownsea Island, Swanage and Wareham. Also, a perfect place to look at the beautiful boats and the hive of activity on the water, which offers a constantly changing outlook.

Lease: 999 years from 2022 plus Share of Freehold. Maintenance Charge: Approximately £2,000 per annum

COUNCIL TAX: G

EPC RATING: B

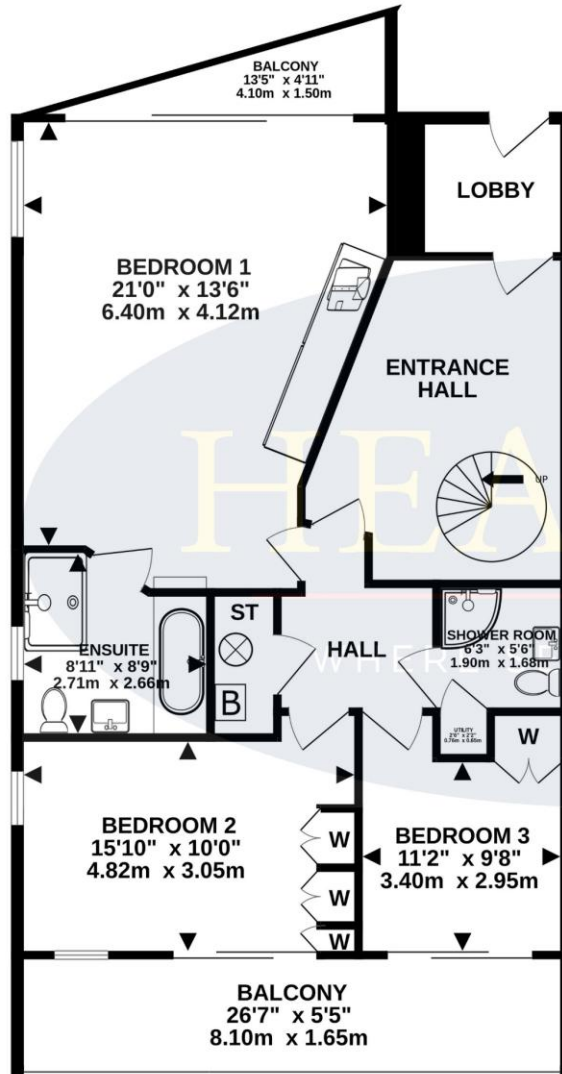




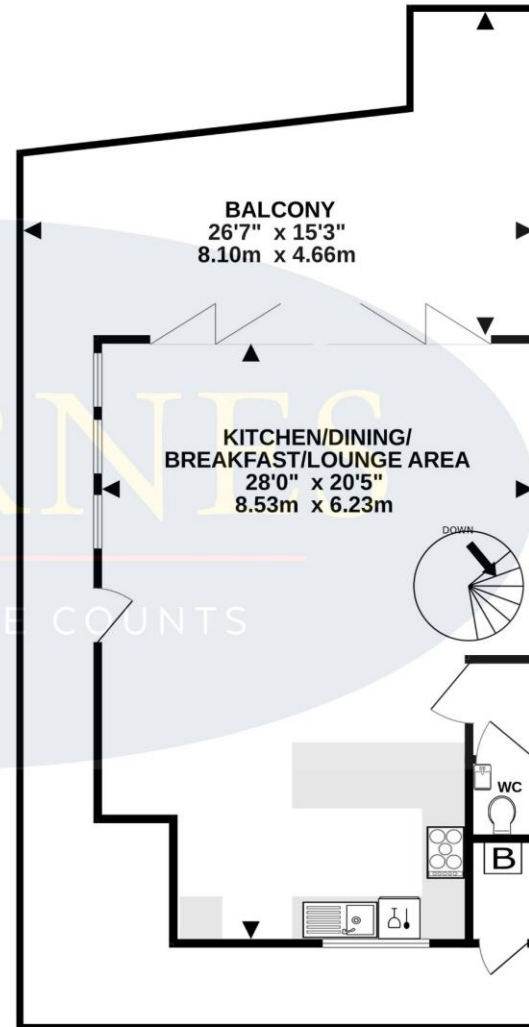


TOTAL FLOOR AREA : 2180 sq.ft. (202.5 sq.m.) approx.

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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GROUND FLOOR
1151 sq.ft. (106.9 sq.m.) approx.



1ST FLOOR
1029 sq.ft. (95.6 sq.m.) approx.





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