

Dolphin Quays, The Quay, Poole BH15 1HH
£350,000

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About the Property

On entering the property, you are immediately impressed by an incredibly large hallway cupboards and a separate utility room, and double doors lead from the hallway through to the living/dining room. The living living/dining room has sliding doors that open to the retained balcony and water views can be enjoyed from both inside and outside of the room. The modern fitted kitchen has a sociable open plan aspect to the living accommodation and is fitted with a modern range of units and appliances.

The principal bedroom is a superb size and benefits from fitted wardrobes and a large ensuite bathroom. Similarly, the second double bedroom has fitted wardrobes and is serviced by another generous bathroom. The balcony is a real feature of the property and extends across the full width of the living/dining room. The property is also conveyed with the benefit of an allocated parking space and the communal entrance of the development includes a concierge desk and service.

A superb opportunity to acquire a modern water view apartment in the historic centre of Poole.

Tenure: Leasehold 130 year lease commencing in the year 2000

Service Charge: Approximately £8,096 per annum / Ground Rent: £1,000 per annum

Council Tax Band: F

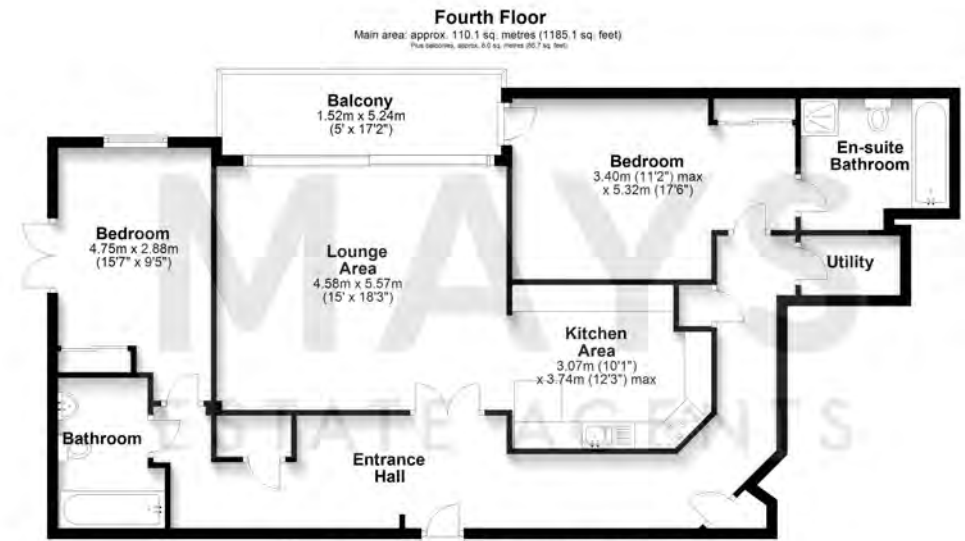
Location

Poole is home to the second largest natural harbour in the world after Sydney and has been a working port for hundreds of years. Poole Quay has grown to accommodate a centre of commerce, cafes, restaurants and public houses with Poole High Street and its numerous shops nearby.

It also offers great connections with its main rail links to Southampton and London, as well as the ferry crossings to the continent, whilst Bournemouth International Airport maintains any international business links you might require.

Key Features

- Communal entrance with concierge and elevator
- Large private hallway with plentiful storage
- Impressive open plan living/dining and kitchen area
- Separate utility room
- Principal bedroom with ensuite bathroom
- Large second double bedroom with fitted wardrobes
- Main bathroom
- Balcony with harbour views
- Allocated car parking
- Central positioning close to restaurants
- No forward chain




Main area: Approx. 110.1 sq. metres (1185.1 sq. feet)

Plus balconies, approx. 8.0 sq. metres (85.7 sq. feet)

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Plan produced using PlanUp





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

IMPORTANT NOTICE

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