



**Flat 7 Aqua, Lifeboat Quay  
Poole, Dorset, BH15 1LS**

# Flat 7 Aqua, Lifeboat Quay, Poole, Dorset, BH15 1LS

## Leasehold Price £265,000

A beautifully presented 2 double bedroom first floor apartment set within the popular Aqua development that was constructed in 2007 by the award winning Linden Homes. This immaculate apartment is situated to the rear of the development and has outstanding harbour and sea views. The flat has a wonderful lounge/dining room, with sea views through the glazed balcony, almost giving the feeling you are on a boat! Both bedrooms are good sizes with the master having an ensuite shower room, along with built in wardrobes. The second bedroom uses the family bathroom. The kitchen has some integrated appliances and space for a small table. The property comes with a secure undercover parking space and ideal as a holiday home, retirement flat or buy to let. The current owners have had the property from new and enjoyed it as a 'holiday home'. They would be willing to sell it fully furnished with all the contents.

- Front located flat with outstanding sea views of Holes Bay
- Modern 2 double bedroom first floor apartment built in 2007
- From the balcony, it feels like you are on a boat, with immediate water views
- Immaculate throughout with recently fitted carpets
- Fitted kitchen with work tops over and integrated oven, 4 ring electric hob and extractor, dishwasher and space for fridge/freezer and washing machine
- En suite shower room and family bathroom
- Double glazing and electric heating
- New Gas Boiler fitted in 2024
- No forward chain
- Vacant possession
- Can be sold fully furnished with all the contents (via separate negotiations)
- Entry phone system, lift servicing all floors
- Undercover secure parking (Bay 7)

Aqua is a landmark building which offers views from the rear elevation out towards the harbour on Lifeboat Quay - Lifeboat Quay is so easy to get in and out of 24/7, as it is traffic light controlled both ways. The Quay offers a gym, Costa Coffee, a Travelodge plus a lakeside restaurant. It is also set opposite the large Asda Store. Poole Train station is within 500 yards and the main Poole Quay is ½ mile away.

Term of Lease: 107 years

Maintenance Approximately: £3240 per annum

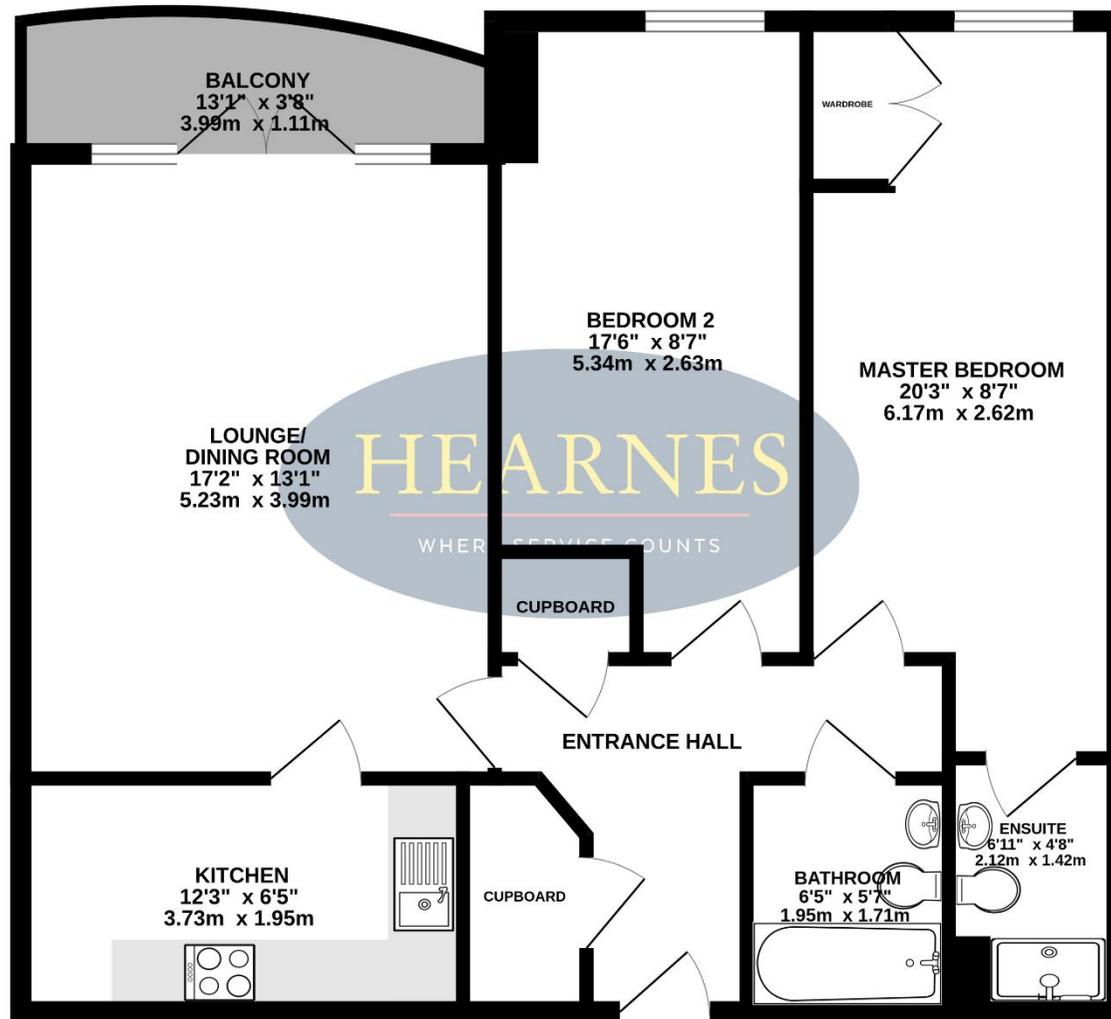
Ground Rent: £250.00 per annum

COUNCIL TAX BAND D    EPC RATE C

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnes Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



FIRST FLOOR  
772 sq.ft. (71.7 sq.m.) approx.



TOTAL FLOOR AREA : 772 sq.ft. (71.7 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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