

FOR SALE

55 Dolphin Quays, The Quay, Poole, Dorset BH15 1HH



PHILIPPA SOLE



£1,495,000

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Panormaic views

Front line

3 secure parking spaces

Two ensuites

Balcony

Second kitchen/utility room

2 reception rooms

Council Tax Band G - £3579.59

Leasehold

About this property

First time to the market. An outstanding apartment extending to approximately 3037 sq feet and occupying a front line position on Poole Quay with panoramic south westerly views over Poole Harbour and Brownsea Island. Located in this exclusive development with 24 hour concierge and three secure parking spaces, ideal for those with a boat in the marina directly outside or as a second home or luxury holiday let.

Dolphin Quays is a prestigious residential apartment scheme set in a prime waterfront location overlooking Poole Harbour in Dorset. Built in 2004, the bold modern design offers quality shops and restaurants on ground and first floors, with 104 high-class and spacious apartments on the upper floors, many with far-reaching views across the Harbour to Brownsea Island, Sandbanks and the Purbeck Hills beyond. This exceptional apartment is one of a kind, having been bought off-plan whilst under construction. Originally planned as two apartments the owner combined the space of two apartments making it into one, resulting in the largest apartment in the building. An impressive entrance hall greets you as you enter the apartment. Double doors draw you to the large living room and to the expectational view from its double aspect and balcony. The second reception room not only looks over the marina but enjoys superb south westerly views towards Cobbs Quay. Adjacent to this is the kitchen which could potentially be opened up to make a large open-plan kitchen/dining space (subject to the relevant permissions). The kitchen is well appointed with an extensive range of units and integrated appliances. The principal bedroom is also frontline, enjoying superb views, fitted wardrobes and a luxurious ensuite with limestone tiling. The second bedroom features an ensuite shower room whilst the third bedroom has the sole use of the family shower room. A second kitchen/utility is located to the rear of the apartment and makes an ideal chef kitchen or large utility room. In addition there are several storage cupboards as well as a walk-in storage room which could be an internal office. Dolphin Quays' marble-lined foyer offers a 24 hour uniformed concierge, and the property benefits from 3 secure on-site car parking spaces. The property is offered with no forward chain.

Location

Poole's historic Quay is a popular destination for tourists and locals alike, with its marina and a harbour bustling with traditional fishing boats, powerboats, yachts and ferries - as well as the occasional visiting tall ship. The local cafés, pubs and restaurants offer a wide range of quality fare, and a variety of organised events throughout the summer make the Quay a thoroughly enjoyable place to spend time. Dolphin Quays is exceptionally well placed for residents to explore the local area on foot or bike. Poole's Old Town, just off the Quay, offers a rewarding stroll amid handsome Georgian architecture and quaint cobbled streets. A short walk along the Quay leads to Harbourside Park, offering wide open spaces and Poole's retail heart is just a 10 minute walk along the pedestrianised High Street. Poole's Lighthouse Arts Centre is a very popular venue and attracts national productions of music, dance and theatre, as well as being home to the acclaimed Bournemouth Symphony Orchestra.





Third Floor

Main area: approx. 282.1 sq. metres (3036.9 sq. feet)
 Plus balconies, approx. 9.0 sq. metres (96.7 sq. feet)



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Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit www.bournemouthenergy.co.uk (Tel: 01202 558006)
 Plan produced using PlanUp.

55 Dolphin Quays, The Quay, -

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	85	87
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
		EU Directive 2002/91/EC	

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