

A modern multi-story residential building with a mix of brick, grey panels, and orange panels. It features many windows and balconies. The sky is blue with some clouds. In the foreground, there is a street and a fence.

HEARNES

WHERE SERVICE COUNTS

Orchard Plaza, High Street, Poole, Dorset, BH15
1EG

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Leasehold Price £190,000

A well presented, fourth floor 2 bedroom apartment, positioned in the heart of Poole Quay and Poole Old Town, benefitting from a super versatile open plan reception room, Juliet balcony, good sized double bedrooms, passenger lift and situated in a modern development built in 2008. This property would be a perfect first time buy, coastal holiday home or lucrative rental investment.

- A fourth floor modern 2 bedroom apartment built in 2008
- Lovely open plan kitchen/dining/dayroom with fitted appliances to include integrated 4 ring gas hob with extractor above, electric fan oven, washing machine, dishwasher and fridge/freezer
- 2 double bedrooms with fitted wardrobes
- Juliet balcony with distant sea views and looking over Poole Quay
- Immaculate bathroom with shower over bath, wash hand basin and wc
- Large storage cupboard in entrance hall housing water softener
- Security entryphone system and 2 passenger lifts
- Very smart and welcoming entrance lobby to the block
- Communal bike store
- Parking Permit available in the multi-storey car park just opposite the block – available for £1,116 per annum if paid up front
- Pets allowed with permission from managing agent
- Holiday lets allowed with permission from managing agent
- Double glazing and gas central heating throughout
- Vendors suited so can accommodate a quick sale!

The location, right on The Quay, enjoys a fabulous harbourside spot with Baiter and Poole Parks within easy walking distance, along with Old Town Poole and the Dolphin Centre for shopping. Such a perfect place to look at the beautiful boats and the hive of activity on the water which offers a constantly changing outlook.

Maintenance charges: £2000 per annum

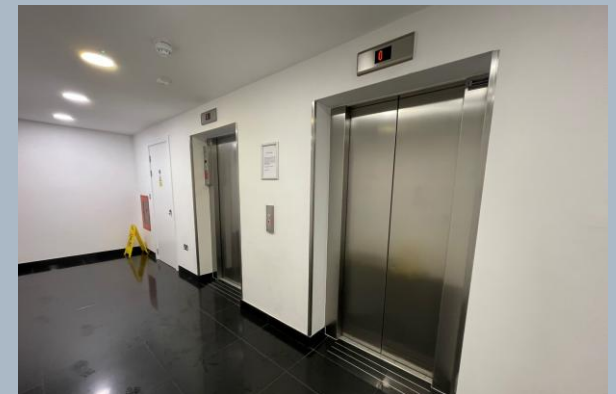
Ground Rent: £250 per annum

Lease Length: 108 years remaining

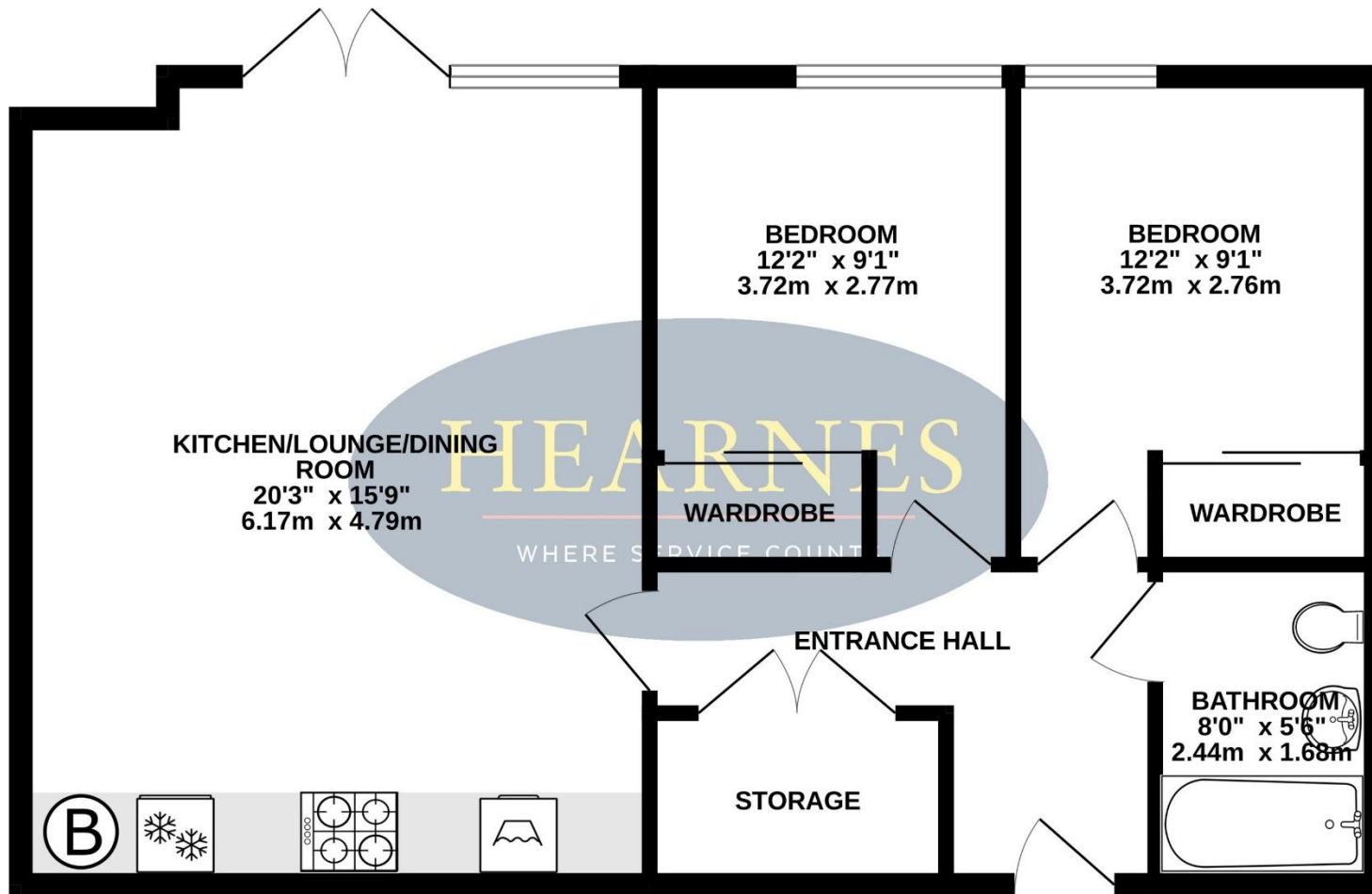
COUNCIL TAX BAND: C

EPC RATING: B

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



4TH FLOOR
682 sq.ft. (63.3 sq.m.) approx.



TOTAL FLOOR AREA : 682 sq.ft. (63.3 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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OFFICES ALSO AT: BOURNEMOUTH, FERNDOWN, RINGWOOD & WIMBORNE

