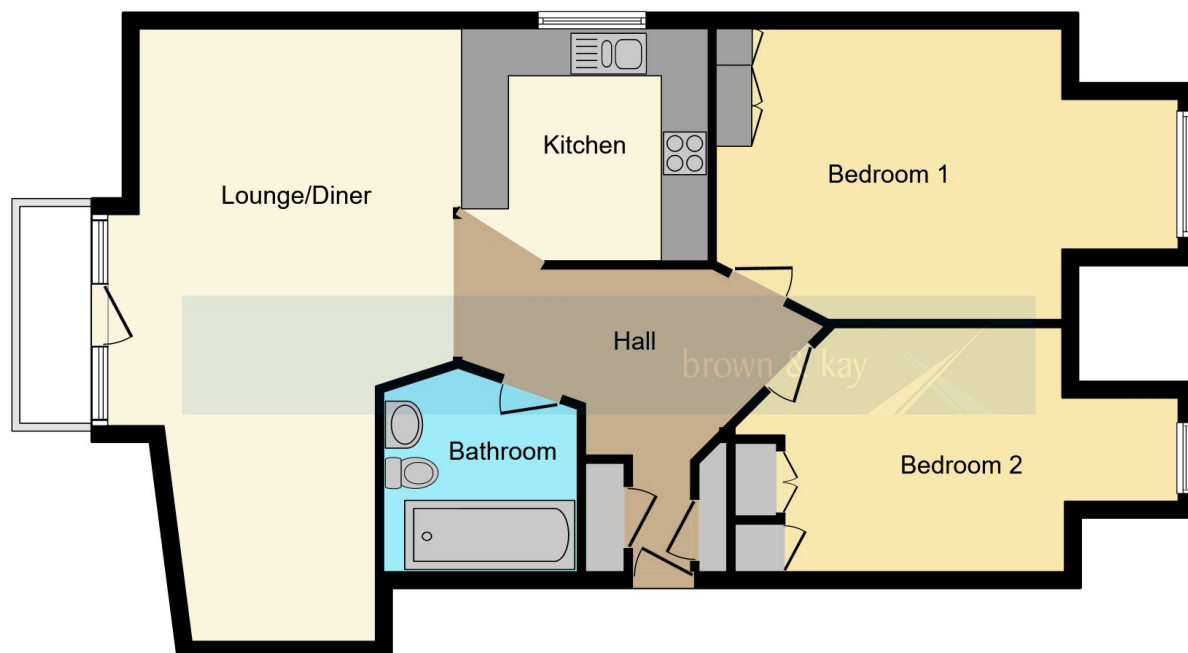




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	79	80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor Plan

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox



rightmove find your happy

DISCLAIMER PROPERTY DETAILS: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

20, Seamoor Road, Bournemouth, Dorset, BH4 9AR Also at: 30 Hill Street, Poole BH15 1NR Tel: 01202 676292



Email: sales@brownandkay.co.uk Web: www.brownandkay.co.uk Tel: 01202 765995



83 Moriconium Quay, Lake Avenue, Poole, Dorset BH15 4QP

£445,000

The Property

Moriconium Quay is an exclusive gated development located on the shore of Poole Harbour, where luxury meets coastal living. This well designed top floor apartment offers a unique blend of comfort, convenience and breath-taking views. Featuring open-plan living with well equipped kitchen and porthole window, two generous bedrooms - the master has ample fitted wardrobes, whilst the second would be perfect for guests or as a home office, and a stylish bathroom. One of the highlights of this stunning residence is the private balcony, providing an idyllic setting to unwind and soak in the panoramic views of the harbour, a perfect spot to enjoy your morning coffee.

Adding to the allure of this home is the exclusive access to a private 15-meter berth, allowing you to indulge in the pleasures of waterfront living. Whether you're a boating enthusiast or simply appreciate the allure of marine life, this amenity elevates the lifestyle experience to new heights.

Moriconium Quay is well located to take advantage of what the area has to offer, such as Hamworthy Beach and Park and historic Poole Quay, home to the luxury Sunseeker, where you can enjoy the pretty waterfront and its many cafe bars and restaurants. The town centre is also close to hand and offers a wide and varied range of shopping facilities together with both the bus and rail station. Explore a little further and you will find the famous Sandbanks, one of the best locations for wind and kite surfing, with miles upon miles of impressive sandy beaches and promenade.

AGENTS NOTE - PETS AND HOLIDAY LETS

Pets - Our client has advised pets are allowed with a permit from the committee.
Holiday Lets - Not permitted.

COMMUNAL ENTRANCE

Secure video entry system, stair or lift to floors, the apartment is situated on the third floor.

ENTRANCE HALL

Feature laminate flooring, two storage cupboards.

OPEN PLAN LIVING/DINING/KITCHEN

21' 2" x 19' 9" (6.45m x 6.02m) maximum measurements. A fantastic open plan living/dining and kitchen area with double glazed doors to balcony, feature laminate flooring.

BALCONY

Stunning outlook with views over Poole Harbour, the Purbeck Hills and surrounding area.

KITCHEN AREA

Well fitted and equipped with a modern range of wall and base units with contrasting work surfaces, feature metro style tiling, space and plumbing for washing machine, inset Smeg induction hob with matching oven under and canopy above, inset dishwasher, integrated fridge/freezer, cupboard housing boiler, breakfast bar return with space for seating, feature Porthole style window.

BEDROOM ONE

14' 10" x 10' 5" (4.52m x 3.17m) Double glazed window, radiator, triple wardrobes, feature flooring.

BEDROOM TWO

13' 5" maximum x 8' 7" (4.09m x 2.62m) Double glazed window, radiator, wardrobe, feature flooring.

BATHROOM

Suite comprising panelled bath with wall mounted shower, low level w.c. and wash hand basin inset in to vanity unit, radiator.

MOORING

A 15 metre berth is conveyed with this apartment.

ALLOCATED PARKING

Allocated parking space.

COMMUNAL GROUNDS

Moriconium Quay sits in beautifully tended grounds within this gated development, there are visitor parking spaces available.

AGENTS NOTE - LOFT SPACE

Our clients advised they have had planning permission granted (although now lapsed) for a 3rd bedroom and en-suite.

TENURE - SHARE OF FREEHOLD

Length of Lease - 983 years remaining
Service Charge - £6,000.00 for the apartment and berth.

COUNCIL TAX - BAND E