

FOR SALE

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



PHILIPPA SOLE



£375,000

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Immaculate Presentation

2 bedroom apartment

No forward chain

Purpose built development

Lift and stairs to all floors

24hr Concierge service

Short term letting allowed

secure gated parking

Band D - £2048.24

Maintenance TBC

[Click here for virtual tour](#)

About this property

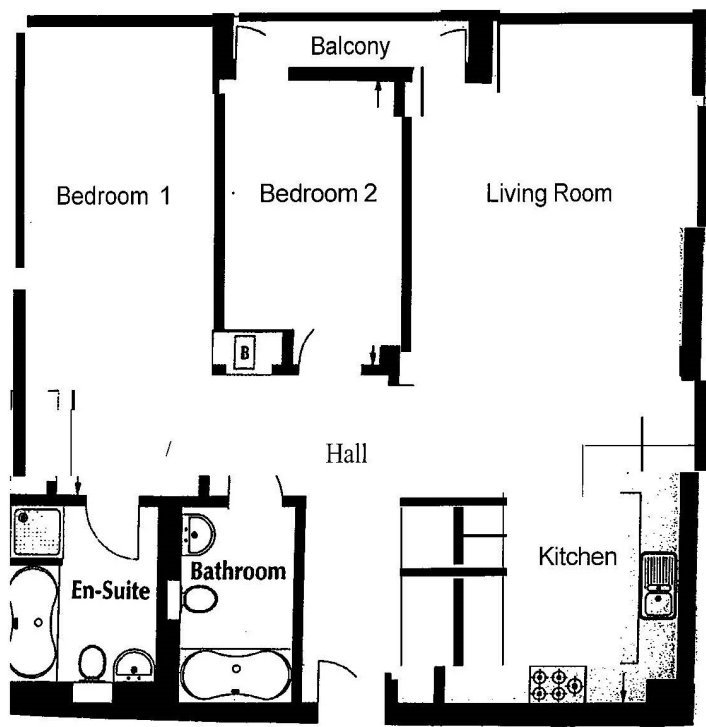
Dolphin Quays is a prestigious residential development set in a prime waterfront location. Offered for sale is an immaculately presented two bedroom apartment positioned on the 5th floor with secure, allocated parking. Due to its location, this makes the perfect holiday/2nd home, full time living or investment purchase.

On entering the development you are greeted by an impressive double height reception area with 24 hr concierge and monitored CCTV throughout, along with secure gated parking linked to the main building. Within the apartment you are initially greeted by the spacious entrance hall and an abundance of storage, not usually found in a modern development. The heart of the apartment is the spacious kitchen/dining/sitting room. The kitchen is well defined and fitted with ample floor and wall mounted units, a full range of high quality integrated appliances, induction hob with glass and chrome extractor over and breakfast bar. The exceptionally spacious principal bedroom is fitted with floor to ceiling wardrobes and leads into the fully tiled en suite bath and separate shower room. Bedroom two is serviced by a family bathroom.

Location

This landmark development sits directly on Poole Quay with stunning views across the Harbour. The Quay itself offers so much, the Old Town is where sea captains and pirates once stood, lots to explore and full of history. Along the quayside look out for tall ships, fishing vessels and luxury Sunseekers, something for everyone. Boat trips to Brownsea Island and down the Wareham River makes this a perfect escape location. Nearby there are great water sports facilities and superb transport links.





Living Room 20'9" x 14' (6.3m x 4.3m)
 Kitchen 12'9" x 11'6" (3.9m x 3.5m)
 Bedroom One 23'6" x 9'3" (7.2m x 2.8m)
 Bedroom Two 14' x 8'9" (4.3m x 2.6m)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	83	83
(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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