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Orchard Plaza, 41 High Street
Poole, Dorset, BH15 1EG

www.quayliving.co.uk



IMAGES, NEW STREET, POOLE, DORSET, BH15 1LB

Offers in excess of £245,000

Share of Freehold



- .Spacious, Modern Apartment**
- .Two Double Bedrooms**
- .Two Bathrooms**
- .Second Floor with Lift**

- .Gated, Secure Parking Space**
- .Share of Freehold**
- .Gas Central Heating**
- .EPC C**

A wonderful opportunity to acquire an extremely spacious, modern, two double-bedroomed apartment with high ceilings in a quiet backwater of Poole Old Town with the added benefit of a secure, covered parking space. Newly redecorated and re-carpeted, this property would make an incredibly convenient home or weekend escape, being moments from the Lower High Street and a short stroll to Poole's historic Quay, both offering an exquisite range of top-class eateries. The apartment is also within convenient walking distance of Poole railway station, with direct services to Southampton and London Waterloo. The property comes with the added benefit of a share of the freehold.



HALLWAY

13' 10" max x 6' 2" (4.24m max x 1.9m)

Accessed via stairs and a passenger lift from the second floor hallway, this spacious and bright entrance hall is lit with recessed ceiling spotlights. The floor is finished in grey, timber-effect laminate with an inset door mat. Hall storage cupboard, radiator, entryphone and thermostat, together with security alarm control panel.

LOUNGE/DINER

20' 0" max x 14' 10" max (6.1m x 4.53m)

A really generous living space for a modern apartment, with recessed ceiling spotlights, two windows to ceiling height and a split floor covering - laminate to the dining area and new carpeting to the lounge area. TV, 'phone and satellite points, two radiators.

KITCHEN

14' 7" x 7' 5" (4.46m x 2.27m)

A bright space, with high-level window and a roof lantern, recessed spotlights and a comprehensive range of cream, shaker-style wall cupboard and base units with a contrasting grey granite work surface. Gas hob with extractor over and electric oven beneath. One and a half bowl sink and drainer with swan-neck mixer tap. Fitted washer/dryer, dishwasher, fridge and freezer. Grey laminate flooring and radiator.

BEDROOM ONE

13' 6" x 13' 1" max (4.13m x 4.0m)

A large, bright double bedroom with two windows to ceiling height and ample space for a king-size bedroom suite. Dimmable pendant lighting, radiator, TV & 'phone points, new fitted carpet. Door to;

EN-SUITE

6' 2" x 5' 2" (1.88m x 1.6m)

With white three-piece suite. Walk-in shower with glazed cubicle and thermostatically-controlled shower with full-height white tiling and chrome riser rail. Wash basin with chrome mixer tap. Low-level, push-button WC, chrome ladder-style towel rail. Recessed spotlighting and shaving light over mirror.

BEDROOM TWO

13' 5" x 8' 8" (4.1m x 2.66m)

A second double-bedroom with full-width glazing with radiator beneath. TV, 'phone and electrical points, pendant lighting, and newly-fitted carpeting.

BATHROOM

7' 7" x 5' 11" max (2.33m x 1.82m)

House bathroom with three-piece white suite. Sculpted bath with shower over, glazed shower screen, white tiling surrounding bath with chrome trim. Hand basin with mixer tap and white-tiled splashback and mirror over. Push-button WC, chrome-style ladder towel rail, recessed spotlighting. Grey timber-style floor covering.

EXTERNAL

The property benefits from one covered car parking space beneath the building, accessed via a secure electric gate.

TENURE

The property is leasehold for a term of 125 years from 2005 with 108 years unexpired. In addition, the apartment is conveyed with a share of freehold.

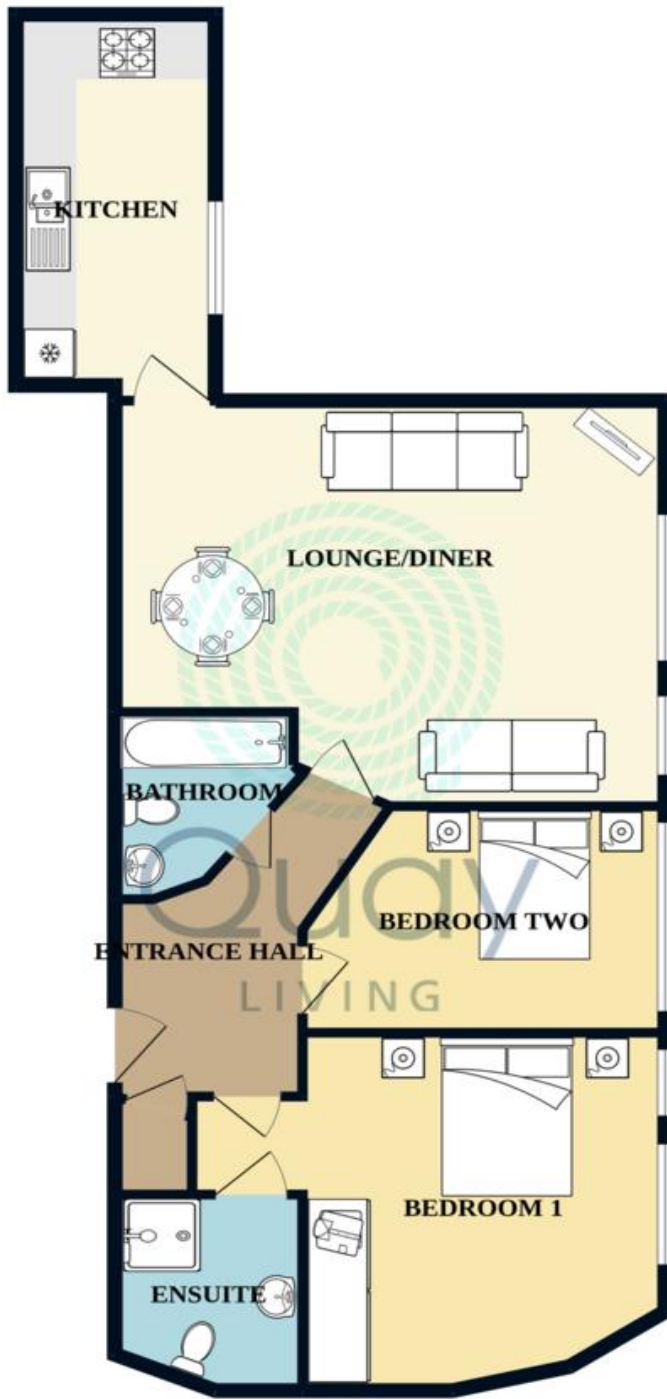
Service Charge 2022/23 - £2,350pa

Building Insurance - £410pa

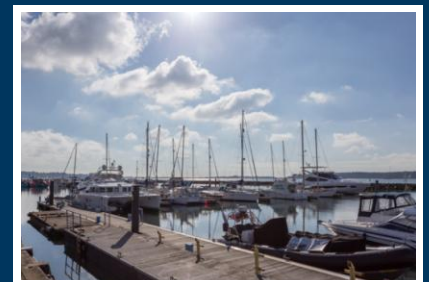
Ground Rent - Peppercorn



SECOND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	79	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
www.epc4u.com		

Agent Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All representations including descriptions, dimensions and photos are given, in good faith and are believed to be correct, but any intending purchaser should not rely on them as statements or representations of fact but must satisfy themselves as to their correctness. Appliances and central heating systems have not been checked by Quay Living or their employees and we recommend that purchasers instruct a qualified person to check all appliances / service before legal commitment.

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