

FOR SALE



Dolphin Quays, Poole
£230,000


MARTIN&CO

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- **NO FORWARD CHAIN**
- **current rental £1100 pcm**
- **council tax band E = £2625pa**
- **service charge £5995pa.**
- **ground rent £650pa.**

Introducing this great apartment at Dolphin Quays, boasting views of Whitecliff Bay, Poole harbour, and Salterns marina.

(OPEN TO INVESTORS ONLY PLEASE)

This property features two spacious double bedrooms, with the master bedroom offering the luxury of an ensuite bathroom. The modern kitchen comes equipped with integrated appliances, perfect for entertaining guests or simply enjoying a quiet night in. Step outside and immerse yourself in the vibrant surroundings of Poole Quay, with its array of bars, cafes, and summer events. Take a leisurely stroll around Baiter Park and Poole Park, soaking in the natural beauty of the area.

ENTRANCE HALL Inset spotlights, secure entry phone to concierge, wall mounted heater. Large storage cupboard housing 'Alpha' boiler.

LIVING ROOM WITH KITCHEN AREA 23' 0" x 12' 5" (7.02 max x 3.79max) Inset spotlights, wall lights, double glazed windows & sliding door leading to Juliette balcony with views across Poole harbour! Two radiators.



KITCHEN AREA Inset spotlights, cooker hood with stainless steel splashbacks, 'Miele' gas hob with 'Miele' electric oven beneath. Range of wall & base units with worktop over & tiled splashbacks, breakfast bar. Integrated fridge freezer, integrated 'Miele' dishwasher, space & plumbing for washing machine.

MASTER SUITE 12' 8" x 10' 10" (3.88m x 3.32m) Three ceiling lights with additional wall lights, double glazed window to rear aspect, built in double wardrobes, with sliding doors, hanging rails & shelving, radiator.

ENSUITE Inset spotlights, extractor fan. Bath with separate enclosed shower cubicle, toilet & basin, all with tiled splashbacks. Wall mounted mirror with decorative mosaic feature tiling, tiled alcove with glass shelving, shaver point, heated towel rail style radiator.

BEDROOM 12' 8" x 9' 3" (3.87m x 2.84m) Two ceiling lights, additional wall lights, radiator.

BATHROOM Inset spotlights, extractor fan, the suite includes a bath, basin & toilet with tiled splashbacks. Alcove with glass shelving, shaver point, heated towel rail style radiator.

PARKING One allocated space in the private car park for residents only.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			
(81-91) B		84	85
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

Martin & Co Poole

109 Commercial Road • • Poole • BH14 0JD
T: 01202 710171 • E: poole@martinco.com

01202 710171

<http://www.poole.martinco.com>



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