



ATHERTONS
ESTATE & LETTING AGENTS

EST. 1985

3a Perry Gardens, Poole Quay, Poole, BH15 1QA

Guide Price **£190,000**



3a Perry Gardens

Poole Quay, Poole

A Spacious Three-Bedroom Maisonette Moments from Poole Quay

Located just yards from the vibrant Poole Quay with its wide selection of bars, restaurants, and picturesque waterfront walks, this generously sized maisonette presents a fantastic opportunity for someone to modernise and create their ideal home.

Offered with **no forward chain**, the property features a welcoming entrance hallway, a separate kitchen, and a spacious lounge/dining room with a Juliet balcony overlooking the well-maintained **communal gardens**, ideal for relaxing or entertaining.

Upstairs, the home offers **three well-proportioned bedrooms** and a family shower room.

Additional benefits include **double glazing**, **residents' permit parking**, and the potential to add real value through updating and refurbishment.

This is a rare opportunity to acquire a sizeable home in a highly sought-after location just moments from the heart of Poole.



Poole Quay is one of Dorset's most iconic waterfront destinations, offering a vibrant blend of maritime heritage, modern living, and leisure.

Set along the edge of Europe's largest natural harbour, the Quay is home to an array of waterside bars, cafes, and restaurants, making it a lively hub for both locals and visitors year-round. From the historic old, cobbled streets to contemporary marina developments, Poole Quay boasts a unique character and charm.

Residents enjoy watching luxury yachts and fishing boats glide in and out of the harbour, as well as easy access to scenic coastal walks, harbour cruises, and day trips to Brownsea Island.

With regular events, a friendly community feel, and proximity to Poole town centre and mainline transport links, Poole Quay offers an enviable coastal lifestyle in one of the South Coast's most desirable locations.

Council Tax band: B

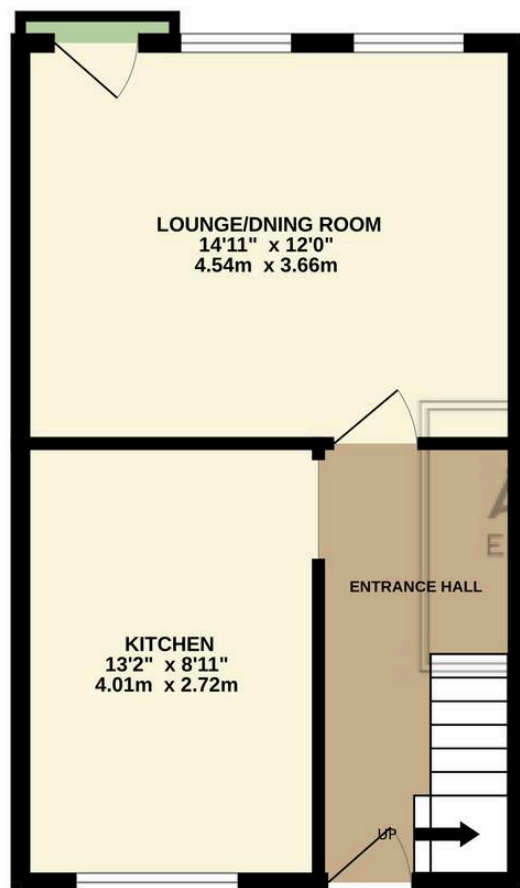
Tenure: Leasehold

EPC Energy Efficiency Rating: E





GROUND FLOOR
375 sq.ft. (34.8 sq.m.) approx.



1ST FLOOR
435 sq.ft. (40.4 sq.m.) approx.



TOTAL FLOOR AREA : 810 sq.ft. (75.2 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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