



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

Enclosed behind private gates with very well maintained communal gardens and it's own private marina, Moriconium Quay is like no other development in Poole.

This recently refurbished two bedroom apartment offers breathtaking views of the Arne peninsula and Poole Harbour from its spacious balcony. The property also comes with a 12 metre berth situated in the outer marina within the prestigious Moriconium Quay village development.

- Gated Marina Development
- En-suite Bathroom
- Harbour Views
- Modern Fitted Kitchen
- Secure Parking
- Visitor's Parking
- 12 Metre Outer Marina Berth
- Communal Gardens

Asking Price £459,950



## Full Description

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**GATED ENTRANCE TO COMPLEX** Wrought iron gates with security fob for access to the marina and the apartment complex. Allocated parking.

**COMMUNAL ENTRANCE** Video entry system, lift and stairs to all floors. This flat is located on the second floor.

**ENTRANCE HALL** Smooth set ceiling with coving, two ceiling light points, light switches, power socket, tiled floor, intercom entry system, thermostat controls, tall radiator, built-in cupboard with water softener, utility cupboard with plumbing for washing machine inside and doors to Bedrooms, French Double Doors to Lounge. The layout the hall offers is very beneficial as the room sizes leading off are similar to other properties but without the long corridors, which in turn reflects very favorably within the maintenance charges, which is worked out on an area basis.



**LOUNGE/DINER** 20' 0" x 12' 1" (6.1m x 3.7m) This is a spacious and bright room having a large UPVC window and door across the whole adjacent wall. The view of the marina, from this window, towards Poole Harbour and the Purbeck hills beyond is beautiful.

**BALCONY** The balcony is accessed via the lounge/diner with UPVC and glass balustrade, quarry tiled floor and wall mounted light with breathtaking views of the Purbeck hills and Poole Harbour.

**KITCHEN** 8' 6" x 7' 10" (2.6m x 2.4m) A modern fitted kitchen with a range of integrated appliances of Gas Glass Hob, Electric Oven, Dishwasher, ceiling light points, part-tiled walls, tiled floor and wall mounted radiator.

**BATHROOM** Smooth set ceiling with coving, six ceiling light points, tiled walls, tiled floor, extractor fan, wall-mounted towel rail and radiator, vanity unit with sink, marble top and mixer tap, low-level WC with hidden cistern and push flush, fitted bath with glass screen, chrome mixer tap, wall mounted shower head and wall mounted vanity cabinet with three mirrored doors.

**BEDROOM ONE** 13' 1" x 9' 10" (4m x 3m) Smooth set ceiling with coving, ceiling light point, panelled radiator UPVC window, fitted wardrobe with dresser attached and door leading to en-suite.

**EN-SUITE** Smooth set ceiling with coving, extractor fan, four ceiling light points, light sensor, tiled walls, tiled floor, wall mounted towel rails, wall mounted mirror, wash hand basin with pedestal and basin with mixer tap, Low Level WC with cistern and push flush, shower cubicle with glass shower doors, thermostatically controlled shower with riser rail and two shower heads and UPVC window.

**BEDROOM TWO** 13' 1" x 9' 10" (4m x 3m) Smooth set ceiling with coving, ceiling light point, panelled radiator, fitted wardrobe, UPVC window, light switch and power socket.

**COMMUNAL GARDENS** The complex is maintained to a very high standard with well tended grass area with shrubs and flowers.

**SECURE PARKING** One space with numerous visitors' spaces located close to the apartment.

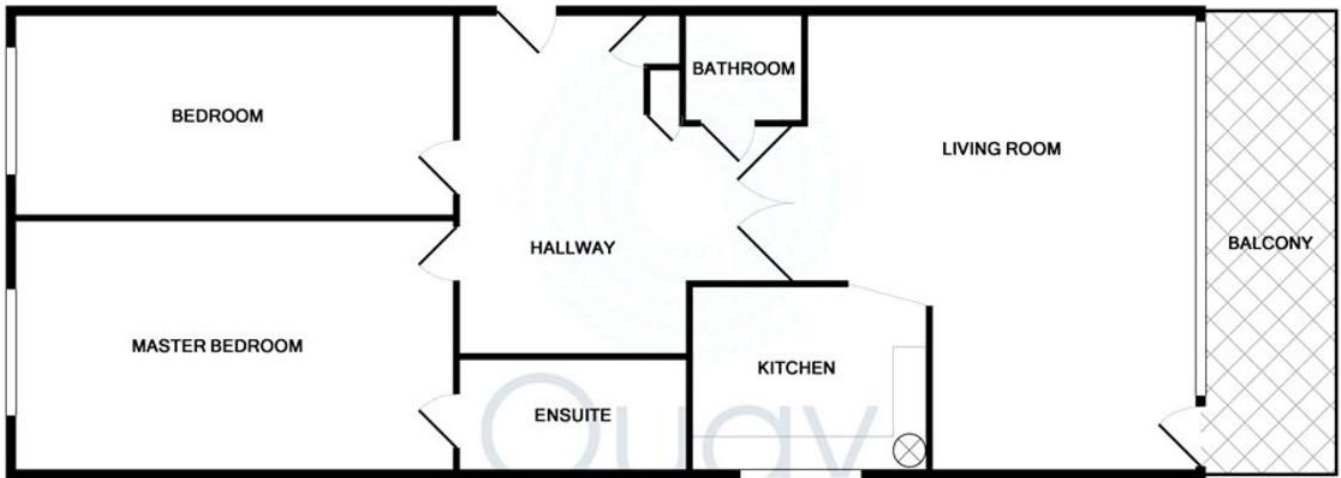
**OUTER MARINA BERTH** Private 12 metre mooring within the outer marina. The marina is accessible at all heights of the tide and the Harbour entrance is approximately thirty minutes at a cruising speed of 10 knots (harbour speed limit during the summer months).

**TENURE** Share of Freehold and on a 999 year lease from 2008

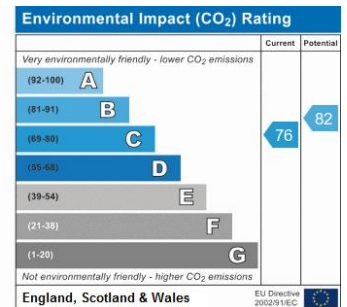
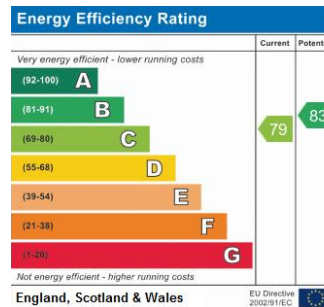
**MAINTENANCE** £2,162.50 Per year: Paid in two 6 monthly installments of £1,081.25 - No ground rent as is shared freehold.



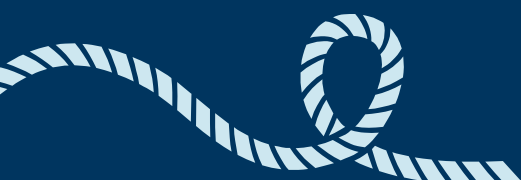
38ft deep water Marina Berth: £1,925 per year paid in two 6 monthly installments of: £962.50 to cover dredging and upkeep.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Agents Notes: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to re-check the measurements.



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