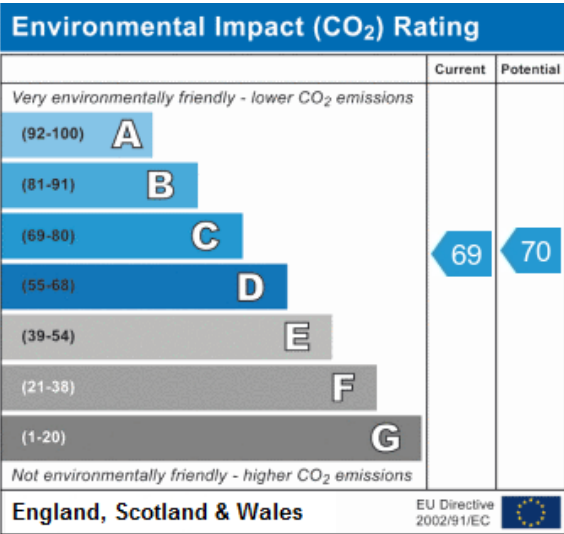
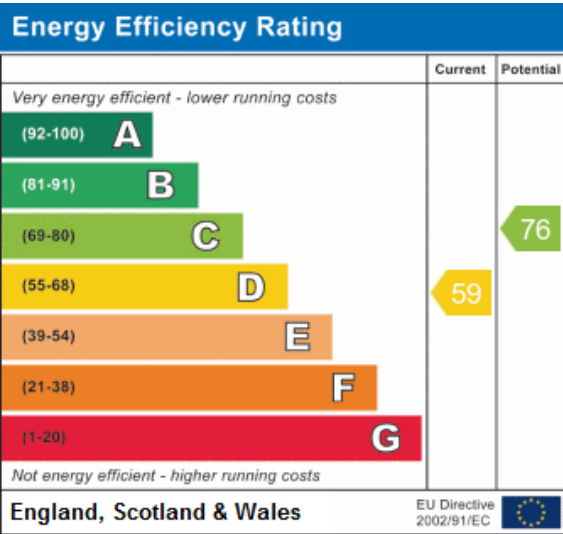


Measurements are approximate. Not to scale. Illustrative purposes only.
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Quay Living is delighted to offer this immaculate penthouse apartment on the 9th floor of this modern development. The two double-bedroom apartment offers truly spectacular views, with floor to ceiling glazing and a large terrace overlooking Holes Bay & Cobbs Quay marina, with far reaching views of the Purbeck Hills.

The Aqua building benefits from lift access, secure allocated parking and a door entry phone system. The property is moments from Poole town centre and train station, with direct services to London Waterloo.

This apartment would make a splendid home, or a magnificent holiday getaway.

- Penthouse apartment
- Two double bedrooms
- Spectacular water views
- Large terrace
- Secure covered parking
- Two allocated parking spaces
- Lift access
- Immaculate decor

Agent's Note: Whilst every care has been taken in the preparation of 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/services before legal commitment.



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Guide Price £500,000

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LOCATION

POOLE is a vibrant town on the banks of Europe's second largest natural harbour. Popular with water sports enthusiasts, the Town's population of 140,000 swells during the summer months as holidaymakers head for the seven miles of golden beaches. The internationally famous Sandbanks peninsula stretches to the mouth of the Harbour and the Purbeck Hills and Dorset's World Heritage Jurassic Coast lie just beyond.

Poole abuts the resort town of Bournemouth to the east, and lies 115 miles south-west of London. A direct rail service connects Poole to London Waterloo in approximately 2 hours. The wild beauty of the New Forest National Park, is just 40 minutes away by car.

Poole's historic Georgian Old Town offers a wealth of restaurants and bars amid cobbled streets, and Poole Quay is a popular spot to relax with a drink whilst watching the yachts and ferries coming and going. Poole is home to Sunseeker, the UK's most prestigious boat builder, and many examples of their stunning boats can be seen from the Quay. Local ferries take visitors directly to beautiful Brownsea Island, the National Trust Reserve at the mouth of Poole Harbour.

Poole's pedestrianised High Street links the Quay to the extensive retail facilities of the covered Dolphin Shopping Centre. Poole's Lighthouse Arts Centre is home to the acclaimed Bournemouth Symphony Orchestra and is a popular theatre and concert venue.



ENTRANCE HALL 12' 5" x 6' 8" (3.79m x 2.04m) spacious entrance hall leading to bathroom, lounge, master bedroom and bedroom two. Electric radiator and power supply. Airing cupboard and separate walk-in cupboard.

LOUNGE/DINER 20' 6" x 19' 0" (6.26m x 5.80m) This stunning spacious and bright room has incredible south-westerly views from full-height windows over Holes Bay, Cobbs Quay and the Purbeck hills beyond. A patio door opens onto the large terrace area with ample space for dining and relaxing. Power points, TV point, electric radiator.

HOUSE BATHROOM 9' 10" x 6' 6" (3.00m x 1.97m) A bright bathroom with panelled bath with shower over and separate shower attachment. Low level wash basin with tiled splashback and WC. Mirror, electric heated towel rail. Easterly aspect frosted window.

MASTER BEDROOM 19' 9" (max) x 13' 3" (6.03m x 4.06m) This spacious room offers generous space for a king sized bed, chest of drawers and bed side tables. There is a built in wardrobe, power sockets, electric radiator and window overlooking the water. Door to;

ENSUITE 6' 6" x 6' 2" (2.00m x 1.90m) Shower enclosure with glazed door, white suite of low level wash basin with splashback, mirror, shaver point, light over sink and WC.

BEDROOM 2 15' 6" x 13' 9" (4.72m x 4.19m) A bright and sunny bedroom offering space for a king-sized bed, wardrobes, chest of drawers and bed side tables. Dual aspect windows to east and south. Power & TV sockets, and electric radiator.

KITCHEN 10' 7" x 6' 9" (3.25m x 2.06m) This contemporary kitchen offers a range of modern units, with integrated fridge freezer, washing machine, dishwasher, electric hob, electric oven, extractor fan, stainless steel sink and drainer with monoblock tap. Window with southerly aspect.

TENURE Leasehold 115 Years remaining

SERVICE CHARGE £2,222 Per Annum

GROUND RENT £250 Per Annum