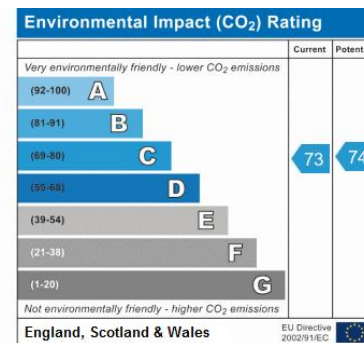
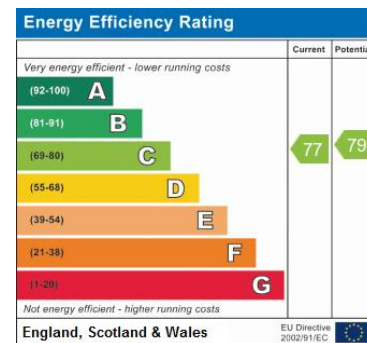


TOTAL APPROX. FLOOR AREA 843 SQ.FT. (78.3 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2018



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general 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 recheck the measurements



Property Features

- Two double bedrooms
- 7th floor apartment
- Modern Block
- No forward chain
- En-suite to master bedroom
- Balcony
- Secure gated parking
- Lift access
- Close to Poole town centre
- EPC B

Property Summary

A fantastic opportunity to acquire this spacious, modern two double bedroom 7th floor apartment with views towards Poole Harbour, just a short walk from the historic Quay and Poole town centre. The property benefits from being within easy reach of Poole Park, Baiter Park, and Poole Harbour.

This luxury apartment offers two generously-proportioned bedrooms, with en-suite to master, a large living room, and the added benefit of a separate kitchen, a family bathroom, balcony, good storage & secure allocated parking. Lift and level access.

Quay Living highly recommends viewing at your earliest convenience.

Full Description

HALLWAY

Entered through a flat-faced oak veneered front door with chrome fittings and security chain, the spacious hallway offers recessed spotlighting, a light wood veneered floor and a cloaks cupboard with hanging rail. A separate cupboard houses the hot water cylinder, with storage over. Radiator, door entryphone and smoke detector.

SITTING/DINING ROOM

A generously-proportioned room, with glazed balcony door and window to the Juliet balcony, offering extensive views towards Poole Harbour and the Purbecks beyond. Smooth-skimmed ceiling with recessed spot lights, and an electric radiator. A feature of this room is the high-gloss fitted TV wall, with space for a flatscreen TV, surrounded by extremely useful cupboards and shelving. TV point, 'phone point and sockets.

KITCHEN

Rarely available in modern developments, this apartment offers a separate kitchen, with a range of high-gloss white, flat-fronted wall cupboard and base units with brushed stainless steel handles. This contrasts smartly with black high-gloss granite work surfaces with upstands, supplemented by a bevelled-edge, tiled splashback. The kitchen boasts a comprehensive range of Bosch equipment, including stainless steel extractor, electric glazed hob and electric oven, an 8-place integrated dishwasher, and space for a washer/dryer. Ceiling spotlights, inset 1 1/2 bowl stainless steel sink, spotlights and heat detector. Cream tile-effect floor covering. Window to western elevation.

BEDROOM 1

A bright and spacious room, with smooth-skimmed ceiling and dimmer-controlled spotlights. Fitted double wardrobe with hanging rail and shelf over. The double window offers wide-ranging views over Poole Park lake and beyond. Two radiators, TV & telephone points, and double sockets.

Door to;

EN-SUITE

A fitted white suite with generously-proportioned walk-in shower, and concertina glazed door. White ceramic wall tiles, adjustable chrome shower and mixer unit. Pedestal sink with chrome mixer tap. Low level WC, white ladder-rack towel rail, ceiling spots, shaver socket.

BEDROOM 2

Smooth-skimmed ceiling with recessed spotlighting. Deep, one-and-half sized window to the westerly elevation, offering views over Poole Town to the Harbour and beyond. A further glazed door gives access to the balcony, with galvanised railings topped with a wooden handrail, and extensive views over the Town. Telephone and TV points. Radiator & double sockets.

BATHROOM

Recessed ceiling spotlights and extractor. White mosaic wall tiling over bath with contrasting dado. White suite with bath and shower over, chrome mixer tap. Pedestal hand basin with chrome mixer tap. Low level WC. Shaver point, mirror-fronted medicine cabinet, white ladder rack towel rail. Light wood laminate floor covering.

EXTERNAL

One secure car parking space on the lower ground floor, with direct lift access from the apartment.

TENURE

Leasehold for a term of 125 years with 116 years unexpired, at a ground rent of £150pa

SERVICE CHARGE

Service charge £891.77 per 6 months
(Note: water & sewerage charges are included in this sum)