

92 Dolphin Quays
The Quay, Poole, Dorset
BH15 1HH



LLOYDS
PROPERTY GROUP

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The Quay

Poole

Dorset

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£375,000

With far reaching aaviews of Sandbanks and Studland - A large 2 double bedroom 5th floor apartment for sale in the desired Dolphin Quays development, situated on Poole Quay.

There is a 24 hour concierge service at the main entrance to Dolphin Quays. The apartment has an allocated parking space in the gated car park located to the rear of the development.





The apartment has a high end finish throughout, with extensive storage space and high quality appliances from Miele in the kitchen.

The kitchen/living room boasts views of the Purbeck Hills and Sandbanks in the distance, with access onto the balcony.

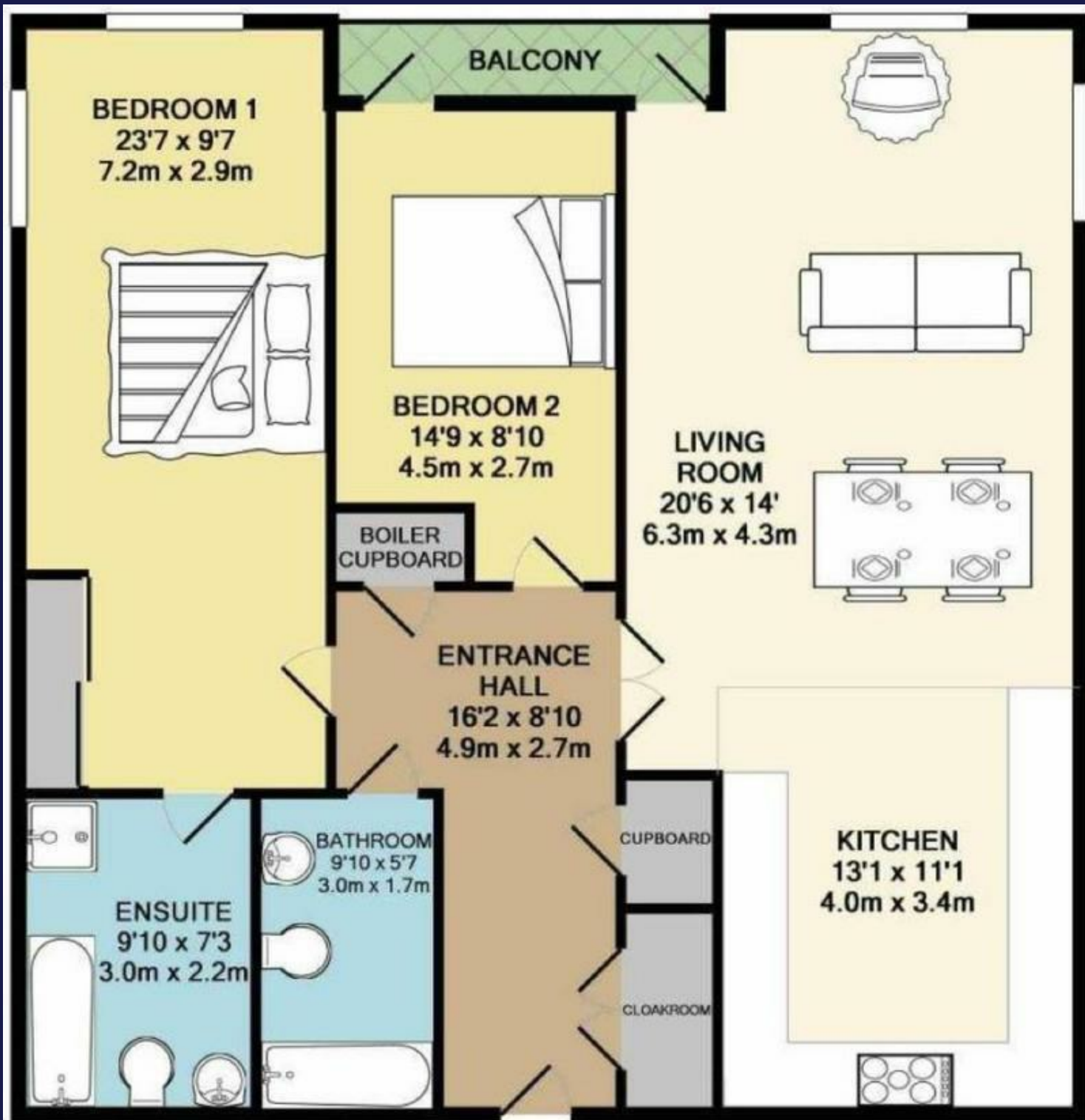
The master suite measures over 23ft in length, has a built in double wardrobe and boasts a large luxurious en-suite with both shower and bath facilities. The second bedroom also has access to the balcony.

The family bathroom is similarly fitted with an equally high quality suite. From the hallway there are also 3 separate cupboards providing vital storage space.

Council Tax Band D: £1517.85 payable per annum.

Pets are allowed (subject to permission)

Leasehold property – Ground Rent £250.00 every 6 months and service charge £1690.84 every 6 months (service charge includes but is not limited to Buildings insurance, lift maintenance, communal area cleaning and utilities, window cleaning and 24/7 concierge service)



TOTAL APPROX. FLOOR AREA 1054 SQ.FT. (97.9 SQ.M.)

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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