

01202 683444

Orchard Plaza, 41 High Street  
Poole, Dorset, BH15 1EG

[www.quayliving.co.uk](http://www.quayliving.co.uk)



**GUILLEMOT HOUSE**  
**HAMWORTHY, POOLE, BH15 4GD**  
Price: £310,000 Leasehold



**.Two Double Bedrooms**

**.Two Bathrooms**

**.South-Facing Sun Terrace**

**.Stunning Views**

**.Secure Undercroft Car Parking**

**.Gas Central Heating**

**.Long Lease**

**.EPC: D**

Offering superb park and harbour views from its extensive sun terrace, this two-bed two-bath apartment would make a perfect full-time residence or holiday bolthole. Harbour Reach offers the best of both worlds, being walking distance to the vibrant restaurants of Poole Quay and just moments from the tranquillity of Hamworthy Park with its safe sandy beach.





## THE DEVELOPMENT

Harbour Reach is an extremely popular modern development of apartments and houses adjacent to Hamworthy Park and beach. This particular apartment offers beautiful frontline views of Poole Harbour and Yacht Club towards Round Island and the Arne peninsula and benefits from a spacious south-facing terrace, perfect for lounging and al fresco dining. This two-bed, two-bath apartment is in good order and offers covered secure parking, gas central heating and double glazing throughout. Ideal as a full-time home or a great weekend escape!

### ENTRANCE HALL: 17' 0" x 4' 0" (5.2m x 1.24m)

A spacious entrance hall accessed through a white six-panel front door with diagonally laid wood-effect laminate flooring, two full-height cupboards and a further cupboard housing the gas-fired boiler. Glazed light fittings, door entryphone, wall thermostat.

### LOUNGE/DINER/KITCHEN

#### 21' 6" x 15' 1" (6.57m x 4.6m) max

A spacious open-plan reception room with full-height double-sliding doors and a further south-facing window, offering fine views of Poole Harbour and the Purbecks beyond. The spacious lounge/diner comfortably accommodates both lounge and dining suites and is equipped with pendant lighting, wood-effect laminate flooring, TV and 'phone points.

The white, high-gloss fitted kitchen features a Bosch electric oven and hob with pull-out extractor above, base cupboard and drawer units, a contrasting black work surface with inset 1.5 bowl stainless steel sink and drainer, and wall cupboards and display shelving. Plumbing for dishwasher and space for a fridge/freezer.

### SUN TERRACE: 16' 11" x 8' 0" (5.16m x 2.45m)

This spacious south-facing terrace offers copious sunshine and wide, open views across the yacht club

and beach to Poole Harbour and the Purbeck Hills beyond. Offering generous space for an outdoor dining table and recliners, this is the perfect spot for breakfast, or to relax after a hard day's loll on the beach!

### BEDROOM ONE: 14' 7" x 9' 1" (4.45m x 2.78m) max

A well-proportioned double bedroom with a window overlooking the communal garden area. Fitted double wardrobes, TV and 'phone sockets, radiator, door to;

### EN-SUITE: 9' 2" x 3' 7" (2.8m x 1.1m)

With beige half-height wall tiling, a white suite of low-level WC, pedestal hand basin with mirror-fronted cabinet over and walk-in shower with glazed concertina shower screen with chrome-effect trim. Thermostatic shower. Opening window, shaver point, panelled radiator.

### BEDROOM TWO: 11' 2" x 9' 10" (3.41m x 3m)

A second double bedroom with full-height sliding Juliet balcony doors overlooking the communal gardens. Fitted double wardrobe with high-level shelf and hanging space, radiator, pendant light fitting.

### HOUSE BATHROOM: 6' 6" x 6' 11" (2m x 2.13m)

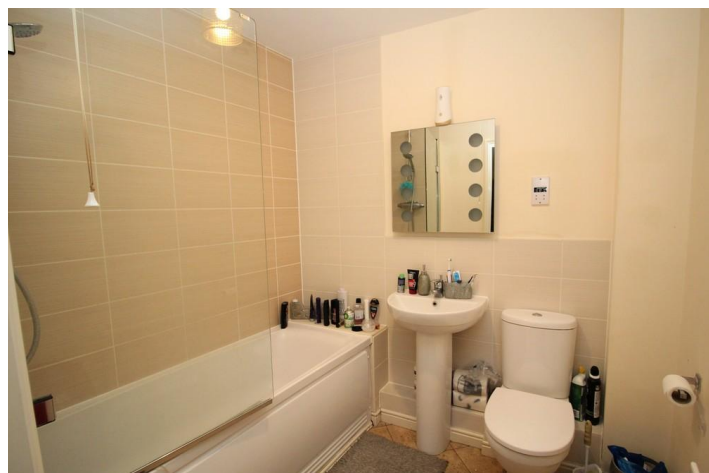
With a white, three-piece suite of bath with a thermostatic shower, glazed shower screen, pedestal hand basin with monobloc chrome tap, push-button low level WC, shaver point, part-tiled walls and timber-effect laminate flooring.

**EXTERNAL:** The property benefits from one reserved parking space in the secure undercroft car park, with direct lift and stair access to the residential block above.

**LEASEHOLD:** For a term of 250 years from 2005, with 235 years unexpired.

Ground rent £150 per annum

Service charge £1,540 per annum



FIRST FLOOR  
773 sq.ft. (71.8 sq.m.) approx.



TOTAL FLOOR AREA: 773 sq.ft. (71.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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.  
Made with Hozziego ©2020



Energy Efficiency Rating			Environmental (CO <sub>2</sub> ) Impact Rating		
Best energy efficient - lower heating costs	Current	Potential	Best environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
A (92-100)			A (81-91)	84	85
B (81-91)			B (69-80)		
C (69-80)			C (55-68)		
D (55-68)			D (46-54)		
E (46-54)			E (39-45)		
F (39-45)			F (31-38)		
G (31-38)			G (22-30)		

Net energy efficient - higher heating costs  
Net environmentally friendly - higher CO<sub>2</sub> emissions

England & Wales EU Directive 2002/91/EC

Agent Note: Whilst every care has been taken to prepare 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 / service before legal commitment.



01202 683444  
Orchard Plaza, 41 High Street  
Poole, Dorset, BH15 1EG  
www.quayliving.co.uk

