

01202 683444

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

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**703 Orchard Plaza**

**Poole, Dorset, BH15 1EH**

**£249,950 Leasehold**



- Close to Poole Quay
- Onsite Gated Allocated Parking Space
- Fitted Kitchen With Appliances
- Gas Central Heating
- Council Tax Band C
- Balcony With Dual Aspect Distant Water Views
- Two Double Bedrooms
- Well Presented Throughout
- EPC B
- No Onward Chain

**\*2 DOUBLE BEDROOM APARTMENT WITH GATED ONSITE PARKING, BALCONY AND DISTANT WATER VIEWS\***

A seventh-floor two bedroom balcony fronted apartment in the sought-after Orchard Plaza development, moments from Poole Quay and with the historic Old Town on its doorstep. Town centre shopping, Poole's mainline railway station, and the Lighthouse entertainment complex are all within convenient walking distance. Harbourside Park is perfect for afternoon strolls.



### Hallway 11'7" x 8'2" (3.55 x 2.49)

Spacious entrance hall with door to full-height storage cupboard. Wall-mounted Entryphone and thermostat. Timber laminate flooring with matching internal doors, recessed ceiling spotlighting. Radiator.

### Living Room/Diner 20'4" x 12'7" (6.21 x 3.85)

A bright and airy sitting room with glazed double doors to the balcony affording distant water views. Dual pendant light fittings, radiator, TV aerial and satellite points. Ample space for dining table and sofas with the kitchen area to the far end. (Maximum measurements)

### Kitchen Area

Modern and well-appointed kitchen with fitted gloss cabinets and drawers and contrasting wood effect surfaces with inset stainless steel sink and drainer. Ceramic tiled splashback. Gas hob with Bosch electric oven beneath and stainless steel extractor over. Integrated fridge/freezer & dishwasher. Bomatic washing machine installed 2023. Recessed ceiling spotlights. White ceramic floor tiles. Integrated Glow worm energy boiler installed 2023.

### Bedroom 1 11'9" x 9'6" (3.60 x 2.90)

Spacious double bedroom with double-glazed window and built-in wardrobe with timber-faced sliding doors. Pendant light fitting, radiator, TV and power points. Taupe fitted carpet.

### Bedroom 2 11'5" x 7'8" (3.50 x 2.36)

Double bedroom with double glazed window, pendant light fitting, radiator, TV and power points. Taupe fitted carpet.

### Bathroom 8'2" x 5'6" (2.49 x 1.68)

Spacious, modern bathroom with white three-piece suite. Recessed spotlighting, shower over bath with glazed shower screen and ceramic wall & floor tiling. Hand basin with mixer tap and mirror over. Shaver point. Push-button WC. Chrome heated towel rail.

### Outside

One gated dedicated car parking space.

### Tenure

Leasehold for a term of 125 years from 2008 with 109 years unexpired.

Ground Rent - £250 Pa

Service Charge - £2,009.36 Pa

Council Tax Band - C £1822.55 2024

EPC B

Flood Risk Level : Very Low

Material Information - Reinforced concrete-frame construction with beam-and-pot concrete floors. Penthouses of steel-framed construction under a profile-sheet metal roof. Non-combustible rainscreen-clad external elevations with solid aluminium exterior panels and Rockwool insulation. Gable ends finished in traditional brick and block.

Broadband: Standard 17 Mbps 1 Mbps Good  
Superfast Not available Not available Unlikely  
Ultrafast 1000 Mbps 1000 Mbps Good



7TH FLOOR  
845 sq.ft. (78.5 sq.m.) approx.



TOTAL FLOOR AREA: 845 sq.ft. (78.5 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		82	82
		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.



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