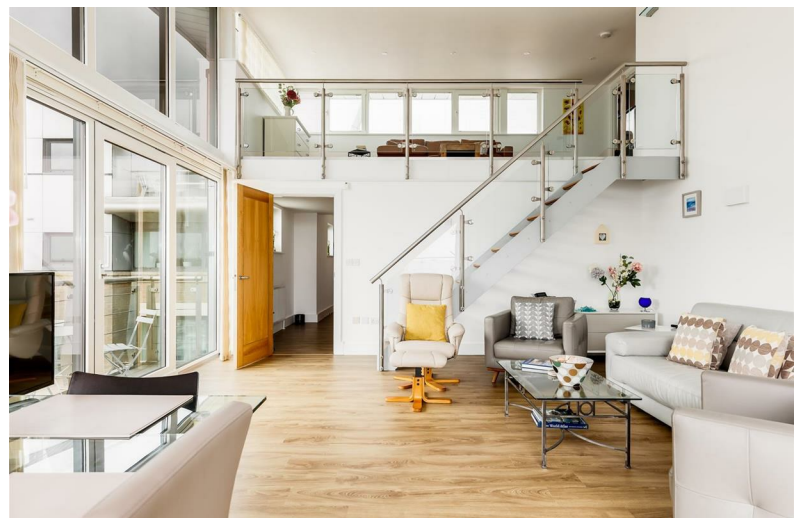


01202 683444

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

www.quayliving.co.uk



96 Dolphin Quays

Poole, Dorset, BH15 1LF

£750,000 Leasehold



- **Duplex Waterfront Penthouse**
- **Stunning Waterfront Views across Poole Harbour and Brownsea Island**
- **Extensive Sun Terrace and Additional Balcony**
- **Large Openplan Livingroom/Diner**
- **Mezzanine Lounge Area**
- **3 Bedrooms with Master Ensuite**
- **Secure Gated Undercover 2 Parking Spaces**
- **24 Hour Concierge**
- **EPC C & Council Tax Band F**
- **NO ONWARD CHAIN**

Part of the prestigious Dolphin Quays development situated on Poole Quay. This is a luxurious Duplex Penthouse apartment located on the fifth floor, with an extensive terrace and additional balcony delivering stunning sea views across Poole Harbour and beyond. Dolphin Quays' marble-lined foyer offers a 24 hour uniformed concierge, and the property benefits from secure on-site car parking.

The Quay offers a superb selection of cafes, local bars and restaurants, wonderful walks around the Harbour, and ferries departing from the quayside regularly to beautiful Brownsea Island and Sandbanks, beyond. Offered with no forward chain, viewing is highly recommended.



Entrance Hall 22'2" x 18'4" (max) (6.77 x 5.60 (max))

A spacious L-shaped entrance hall with recessed spotlights, wood laminate flooring. Doors off to principal rooms. Storage cupboard and boiler cupboard with plumbing for washing machine.

Bathroom 8'0" x 6'7" (2.45 x 2.01)

A white suite with an over-sized bath with central mixer tap, a wash basin with wall-mounted mirror over, and a concealed cistern low level WC. White heated towel radiator. Cream tiled walls and floor. Recessed ceiling spotlights. Extractor fan.

Master Bedroom 15'2" x 11'9" (4.64 x 3.60)

Situated on the lower level alongside bedroom 2 is this well-proportioned spacious double Master Bedroom featuring full height windows & a Juliet balcony overlooking views to the harbour. Double fitted wardrobe, wood laminate flooring, twin ceiling lights, wall light & radiator. Door to en-suite:

Ensuite 9'10" x 6'11" (3.01 x 2.13)

A generously sized bathroom with a white three-piece suite with an over-sized bath with central mixer tap, a wash basin with wall-mounted mirror over, a concealed cistern low level WC, plus a separate shower cubicle with glazed door and chrome mixer controls. White heated towel radiator. Cream tiled walls and floor. Recessed ceiling spotlights. Extractor fan.

Bedroom 2 10'1" x 8'3" (3.09 x 2.53)

Situated on the lower level is bedroom 2, a well-proportioned double bedroom with ceiling light and wall lights, benefitting from a full-height window. Radiator. Wood laminate flooring.

Living Room / Diner 23'6" x 21'8" (max measurements) (7.17 x 6.61 (max measurements))

A delightfully bright L-shaped open plan reception room with full height glazing and sliding door to balcony with harbour views. Twin ceiling lights & wall lights, two radiators, neutral decor and wood laminate flooring.

Kitchen Area

A top-quality Miele fitted kitchen with Miele appliances, including a gas 4-burner hob beneath a glass and stainless steel canopy. Electric oven, integrated dishwasher, full-height fitted fridge/freezer. Ceiling spotlights and additional under-unit lighting. A range of flat-fronted cream base cupboard

and wall storage units. 1 1/2 bowl stainless steel sink and drainer with chrome mixer. Cream ceramic-tiled floor. (maximum measurements)

Mezzanine Lounge 20'8" x 10'1" (6.30 x 3.09)

Stairs from the living room lead up to a mezzanine lounge area/dining area delivering the benefits of this idyllic location with views over Poole Harbour, Brownsea Island and the Purbecks beyond from this level. Radiator, Pendant lights. Wood laminate flooring. Access to the double bedroom three.

Bedroom 3 10'1" x 9'10" (3.09 x 3.00)

A well-proportioned double bedroom set apart from the lower bedrooms with a fitted wardrobe, ceiling light and wall lights, Radiator. Wood laminate flooring.

External

Two dedicated car parking spaces in the adjacent private multi-storey car park, accessed via a glazed bridge link directly into the development. Secure bike store.

Tenure

Leasehold remaining - 107 Years remaining, with a share in superior landlord, Dolphin Quays (2009) Ltd.

Service Charge: £8798.18 pa (2024) doubling in 2040 and 20-yearly thereafter.

Ground Rent: £1000 pa (2024)

EPC Rating C

Council Tax Band F

Material Information: Reinforced concrete-frame construction with concrete floors. External elevations mostly traditional brick and block, with areas of render and (predominantly high-level) decorative non-combustible rainscreen panels and Rockwool insulation.

Flood Risk: very low risk of surface water flooding
low risk of flooding from rivers and the sea
Broadband:

Standard 14 Mbps 1 Mbps Good
Superfast 49 Mbps 12 Mbps Good
Ultrafast 1000 Mbps 1000 Mbps

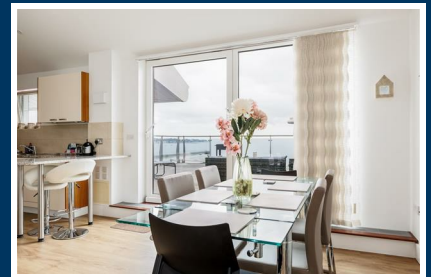
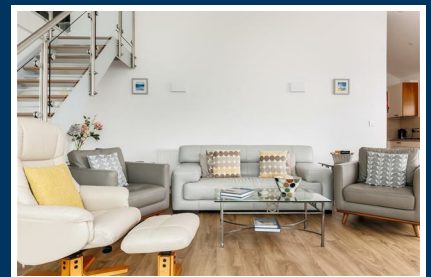
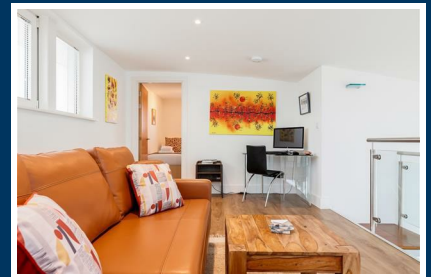


GROUND FLOOR
1025 sq. ft. (95.3 sq. m.) approx.

1ST FLOOR
382 sq. ft. (35.4 sq. m.) approx.



TOTAL FLOOR AREA - 1407 sq. ft. (130.7 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	73	73
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
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.



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