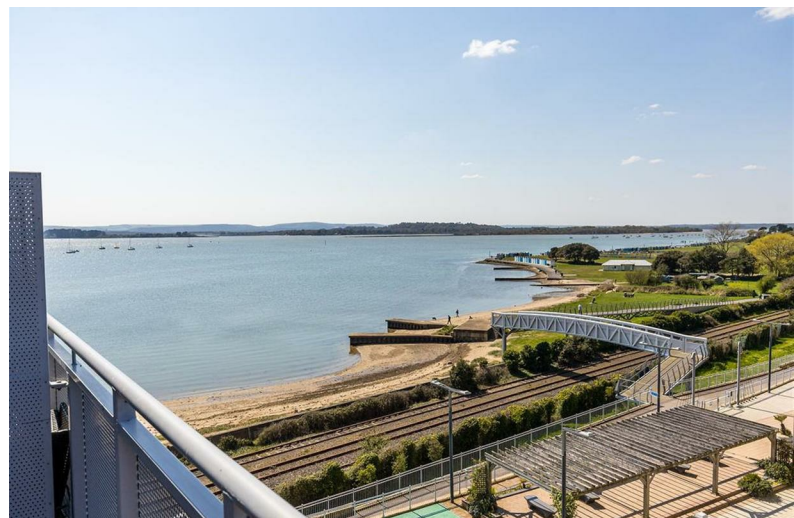


01202 683444

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

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21 Puffin House

Poole, Dorset, BH15 4GE

£455,000 Leasehold



- Penthouse Duplex Apartment
- 3 Bedrooms with Master Ensuite
- Extensive Sun Terrace and 2 Additional Balconies
- Ideal 2nd Home/Holiday Let Investment
- EPC B & Council Tax Band F
- Balcony Views across Poole Harbour
- Large Openplan Livingroom/Diner
- Yards from Beach and Park
- Secure Gated Undercover 2 Parking Spaces
- NO ONWARD CHAIN

HARBOUR REACH A spectacularly well-located modern development with unobstructed harbour views. A stunning waterfront duplex penthouse benefit from a terrace area and 2 balconies, three double bedrooms, two bathrooms with an upper level WC. The property is situated just yards from the beach, closeby to Hamworthy beach and park, and a short walk to Poole Quay.

Presented with no forward chain, this versatile apartment presents much scope as a waterfront residence or a superb holiday home.



Communal Area

Puffin House offers direct lift and stairwell access from both the secure undercroft car park and the podium-level main entrance. Approached by smart, well-maintained communal hallways the duplex apartment has two private entrances accessed via the 4th and 5th floors.

Hallway 18'11" x 10'6" (max measurements) (5.78 x 3.22 (max measurements))

An 'L'-shaped hallway with pendant lights and neutral carpet flooring. Two storage cupboards, one cupboard housing the Potterton boiler and an under stairs Cupboard of good size. Wall-mounted door entryphone and thermostat. Radiator. Doors off to the 3 bedrooms rooms and bathroom. Stairs to the upper floor.

Living room/Diner 28'5" x 21'6" (max measurements) (8.67 x 6.57 (max measurements))

A delightfully bright twin aspect open plan reception room with sliding doors to both the balcony with glorious harbour views and a generously sized sun terrace. This upper level provides delightful living space with ample space for both a living area and dining area, with the convenience of a wc, fifth floor entrance and entry phone. Styled in a neutral decor with carpet flooring. Twin pendant lights with three radiators.

Kitchen

An open-plan kitchen range of flat-faced wood effect kitchen units with contrasting granite work surfaces and inset 1 1/2 bowl sink with mixer tap and drainer. Gas hob with extract over, fitted Bosch double oven and microwave, Bosch 12-place integrated dishwasher and integrated Hotpoint washer/dryer. Generous storage cupboards and drawers. Integrated fridge/freezer. Part tiled splash back in parts. Tiled flooring. Triple spotlight chrome fixed ceiling light.

W.C

Pedestal wash basin, low level w.c, white heated towel radiator. White part tiled walls and tiled floor. Fixed ceiling light. Extractor fan.

Bedroom 1 10'7" x 9'2" (3.25 x 2.80)

A generous side aspect double master bedroom with with patio doors to the balcony provides stunning water views. Neutral carpet flooring, smooth set ceilings, brushed steel power points, tv point, and fitted double wardrobes. Radiator. Pendant light. Door to;

En-suite 10'10" x 6'3" (3.32 x 1.93)

A white suite comprising a separate bath with chrome mixer taps, a walk-in shower with glazed screen and white wall tiling, pedestal

wash basin with chrome mixer tap and tiled splashback, low level WC, shaver point and tiled flooring. White heated towel radiator. Fixed ceiling light. Tiled flooring.

Bedroom 2 15'3" x 13'7" (4.65 x 4.15)

Bedroom two is of generous proportion with built-in wardrobes overlooking the harbour views. Pendant light, neutral carpet, radiator.

Bedroom 3 10'7" x 9'9" (3.25 x 2.98)

Bedroom three is also of generous proportion with built-in wardrobes overlooking the harbour views. Pendant light, neutral carpet, radiator.

Bathroom 7'1" x 5'10" (2.17 x 1.78)

A white three-piece suite, bath with shower over, separate bath mixer taps and a chrome-framed glazed door. Pedestal wash basin with chrome mixer tap beneath white half-height wall tiling, push-button WC. White heated towel radiator. Tiled flooring. Fixed ceiling light.

External Communal Grounds

Within this development there are numerous well-maintained communal terraced areas overlooking the Harbour for the enjoyment of residents. A footbridge over the disused rail line gives direct access to Hamworthy Park with all its amenities, offering lovely harbourside walks, access for water sports, open space with a play area for children to enjoy and Hamworthy Park café.

Tenure

Leasehold Lease: 250 Years from 2005 with 231 Years remaining
Service Charge: £5891pa (2024)
Ground Rent: £125pa

EPC Rating B

Council Tax: BCP Council Band F £2958.57 2023/ 24

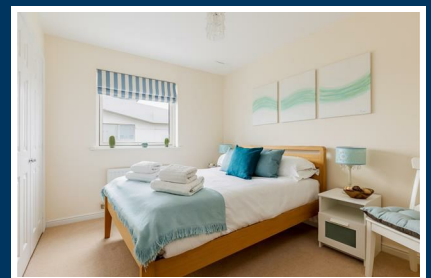
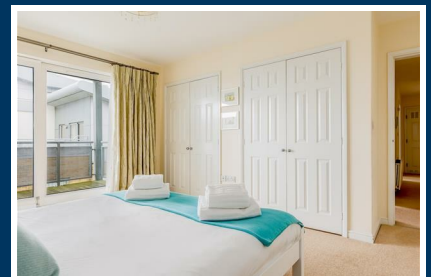
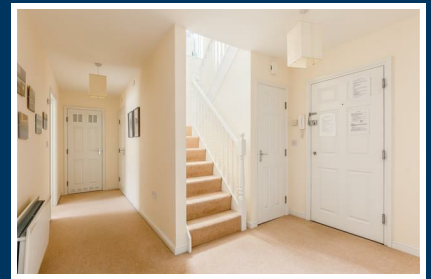
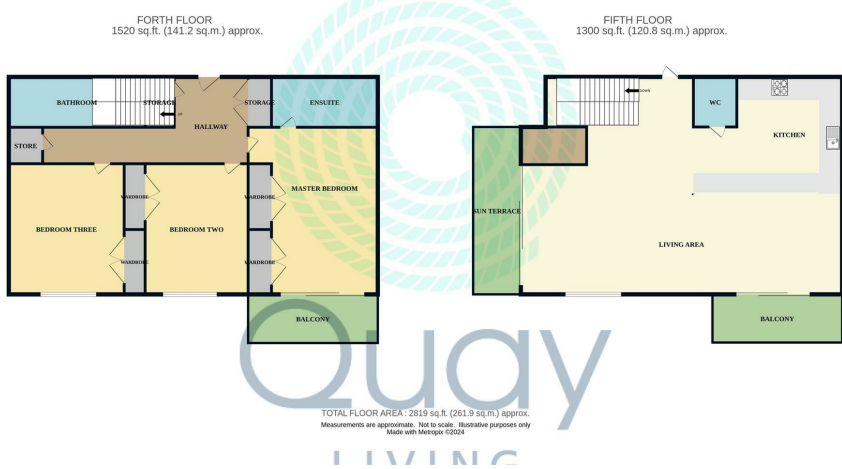
Material Information: tbc

Environment agency Flood risk: Very low risk of surface water flooding

:Very low risk of flooding from rivers and the sea

Broadband: Standard 14 Mbps 1 Mbps Good
Superfast 70 Mbps 20 Mbps Good
Ultrafast --Not available --





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	83
		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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