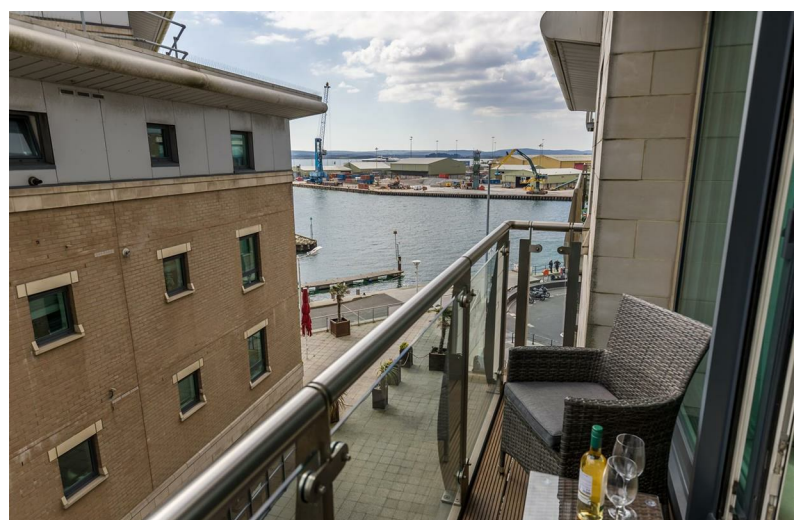
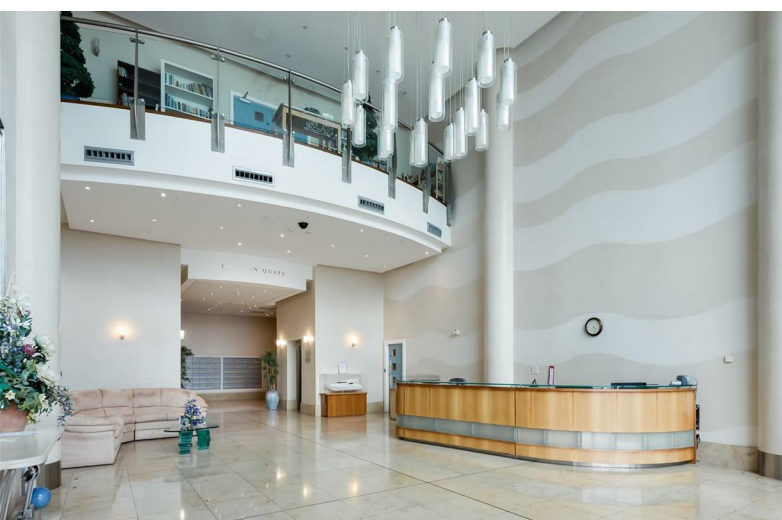


01202 683444

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

www.quayliving.co.uk



61 Dolphin Quays

Poole, Dorset, BH15 1HH

£425,000 Leasehold



- Prime Quayside Development in Historic Poole Old Town
- Two Harbour View Balconies
- Family Bathroom and Master En-suite
- 24 Hour Concierge Service
- EPC B & Council Tax Band E (estimated)
- Two Double-Bedroom, Fourth Floor Apartment
- Spacious Open-Plan Living
- Gas Central Heating
- Secure Gated Undercover Parking
- NO ONWARD CHAIN

Part of the prestigious Dolphin Quays development situated on Poole Quay.

A luxurious two double-bedroom, two bathroom apartment located on the fourth floor, with stunning balcony views of Poole Quay and the harbour 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 29'11" x 10'11" (max) (9.12m x 3.35m (max))

A spacious entrance hall with recessed spotlights, wood laminate flooring. Doors off to principal rooms. Storage cupboard and boiler cupboard fitted with a modern Vaillant boiler. Entryphone and thermostat controls.

Living Room with Balcony 28'11" x 21'8" (8.82m x 6.61m)

A most generously-sized open plan reception room with full height glazing and sliding doors to the balcony with delightful harbour views. Additional dining area window. Five ceiling lights & four wall lights, two radiators, neutral decor and carpeting.

Kitchen 13'7" x 11'1" (4.15m x 3.40m)

A top-quality Miele fitted kitchen with Miele appliances, including a gas 5-burner hob beneath a stainless steel canopy. Electric oven, microwave, 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. Contrasting tiled flooring. Breakfast bar.

Master Bedroom with Balcony 21'4" x 10'7" (6.52m x 3.24m)

A well-proportioned, delightfully spacious double room with triple ceiling lights, and two wall lights. Sliding, glazed patio doors lead out to the balcony, offering views to the harbour. Double fitted wardrobe. Wood laminate flooring. Radiator. Door to en-suite;

En-suite 9'7" x 5'2" (2.94m x 1.58m)

A white three-piece suite with a corner shower with a glazed door and chrome mixer controls, wall-mounted wash basin with mirror over, a concealed cistern low level WC. Chrome heated towel rail. Cream tiled walls with recessed triple glazed shelving and tiled floor. Recessed ceiling spotlights. Extractor fan.

Bedroom 2 19'1" x 12'11" (5.82m x 3.96m)

A well-proportioned double bedroom with triple ceiling lights and dual wall lights, benefitting from a full-height window. Built-in double wardrobes. Radiator. Neutral carpeting.

Bathroom 10'0" x 5'8" (3.06m x 1.74m)

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 a glazed door and chrome mixer controls. Chrome heated towel radiator. Cream tiled walls and floor. Recessed ceiling spotlights. Extractor fan. Recessed triple glazed shelving.

Utility Room 5'7" x 4'7" (1.72m x 1.42m)

Accessed from the hallway, with a fitted worktop area and space/plumbing for a washing machine and a tumble dryer. Tiled floor. Ceiling lighting.

Tenure

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

Ground Rent - £800pa (2024) doubling in 2040 and 20-yearly thereafter.

EWS 1 Certified

Service Charge GBP 8,838.78 pa (2024)

Council Tax Band E estimated

EPC Rating B

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. EWS1 Certified.

Environment Agency Flood Risk: low risk of surface water flooding; medium risk of flooding from rivers and the sea

Broadband: Standard 13 Mbps 1 Mbps Good

Superfast 67 Mbps 16 Mbps Good

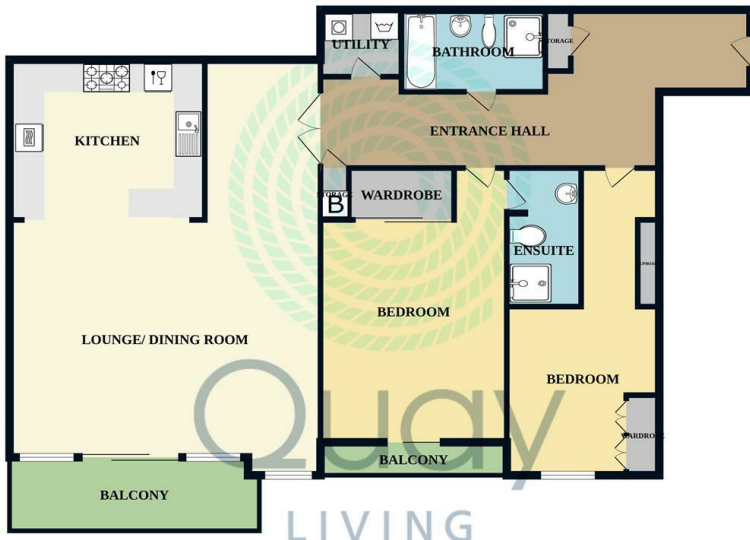
Ultrafast 1000 Mbp 1000 Mbps Fast

External

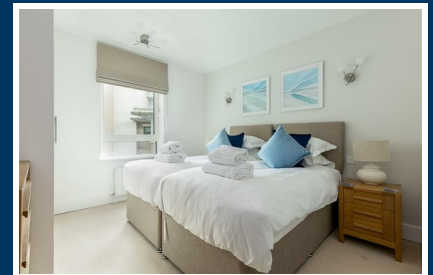
One dedicated car parking space in the adjacent private multi-storey car park, accessed via a glazed bridge link directly into the development. Secure bike store.



FOURTH FLOOR



TOTAL FLOOR AREA - 1475sq.ft. (137.0 sq.m.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only.
 Made with HergoPro C2024



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	86	87
(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		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

