

01202 683444

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

www.quayliving.co.uk



406 Orchard Plaza
Poole, Dorset, BH15 1EG
£159,950 Leasehold



- One Double Bedroom
- Fourth Floor Apartment
- Gas Central Heating
- Close to Poole Quay
- Council Tax Band B
- Open Plan Lounge/Diner
- Open-Plan Living
- Fitted Kitchen
- EPC Rating B
- No Onward Chain

An excellent opportunity for first-time buyers or investors to acquire a conveniently-located one double bedroom apartment in the heart of Poole Old Town, just moments from Poole Quay. Situated on the fourth floor of this purpose-built block, the apartment offers open-plan living, shower over bath, fitted kitchen and gas central heating. With lift and level access throughout and a convenience store on the ground floor, urban living at Orchard Plaza couldn't be easier!.



Location

Situated in the heart of Poole Old Town, this immaculate two double-bedroom property would make a great first home or a perfect weekend hideaway. Historic Poole Quay is just a short stroll, with a fabulous variety of quality pubs and eateries. Poole's shopping facilities and the Lighthouse theatre and concert hall are all walking distance, as is the mainline train station with direct services to London Waterloo. The wide-open spaces of Harbourside Park offer great recreation and stunning harbour views.

Hallway 8'3" x 7'11" (max) (2.52 x 2.43(max))

Entrance door with spyhole opening into hallway with recessed ceiling spotlighting, video door entryphone, door to hall storage cupboard, timber-effect laminate flooring.

Living Room 15'11" x 12'3" (4.86 x 3.74)

Open-plan lounge/diner with pendant ceiling lights, northwest-facing window, TV & Satellite points, radiator, neutral carpeting.

Kitchen 10'3" x 8'3" (3.14 x 2.52)

Equipped with a range of fitted high-gloss, flat-fronted white wall cupboard and base units with contrasting grey work surfaces with inset sink and drainer with chrome mixer tap. Gas hob with stainless steel extractor hood and electric oven beneath. Fitted fridge/freezer, space for dishwasher. Integrated washing machine. Gloworm Boiler. Ceramic tiled floor. Open plan with the living room.

Bathroom

Three-piece white suite with shower over bath, mixer tap and chrome riser rail. Glazed shower screen. Wash hand basin with mirror and light over. Recessed spotlighting. Shaver point. Chrome-style ladder towel rail. Cream ceramic floor tiling.

Bedroom 11'7" x 8'10" (3.55 x 2.7)

A double bedroom with fitted wardrobe with sliding doors, high level window, pendant light and radiator.

Tenure

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

Service Charge - £1,598.60 annual Pa (2024)

Ground Rent - £125pa (2024) Reviewed in 2033 and 25-yearly thereafter to RPI.

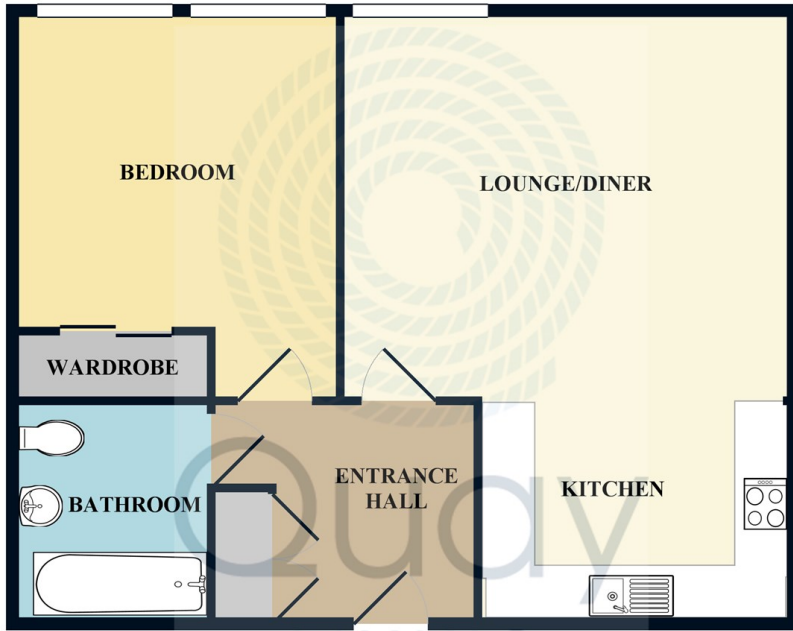
Council Tax Band B & EPC B

Flood Risk Level : Very Low

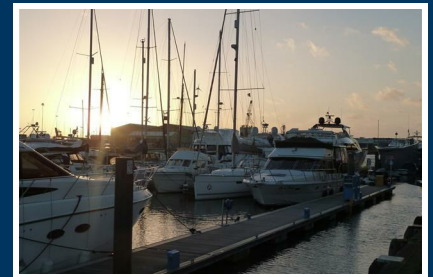
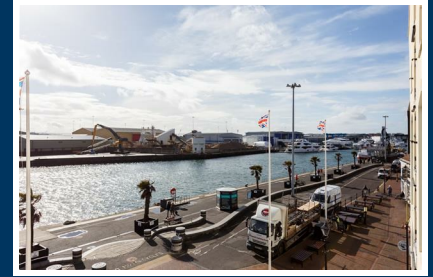
Material Information - Reinforced concrete-frame construction with beam-and-pot concrete floors. Penthouses of steel-framed construction under a profile-sheet metal roof. Non-combustible rainscreen-clad external elevations with solid aluminium exterior panels and Rockwool insulation. Gable ends finished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

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





Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating		Current	Future
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		81	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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