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Orchard Plaza, 41 High Street
Poole, Dorset, BH15 1EG
www.quayliving.co.uk

Quay LIVING







Orchard Plaza, 41 High Street, Poole

Poole, BH15 1EG

£169,000 Leasehold



- TWO-BEDROOM FIRST-FLOOR APARTMENT
- JULIET BALCONY
- GAS CENTRAL HEATING
- IMMACULATE ORDER
- EARLY VIEWING RECOMMENDED
- OPEN-PLAN RECEPTION
- DOUBLE GLAZING
- POOLE OLD TOWN LOCATION
- CHAIN FREE
- EPC C

Located in the heart of Poole Old Town and moments from historic Poole Quay, Orchard Plaza is a modern development of 115 private apartments moments from the water's edge. The location is unbeatable for its impressive variety of restaurants, welcoming hostelries and of course the many events and entertainment held on Poole Quay throughout the long summer season. Additionally, the apartment is a short walk from Poole railway station, the Lighthouse Arts Centre with its theatre, concert hall and cinema, and a delightful stroll to Poole's Harbourside Park.





Hallway 13'9" x 7'10" max (4.2m x 2.4m max)

Served by two passenger lifts providing lift and level access to the first floor. The front door opens into the spacious hallway with recessed spotlighting and walnut engineered timber flooring. Video Entryphone, radiator, Hive wall thermostat, walnut veneered doors to all rooms, full-height storage cupboard housing gas central heating boiler with fuse board and meter.

Reception Room 14'0" x 11'11" (4.29m x 3.64m)

A well-proportioned and attractive sitting room with double tilt-and-open glazed doors to a Juliet balcony, plus an adjacent window. Double pendant light fittings. Full-width curtain rail, cream fitted carpet, double radiator, TV and Satellite points.

Kitchen 9'5" x 7'10" (2.89m x 2.39m)

Comprising a high-gloss, flat-faced fitted range of cream base cupboard and wall units with generous storage. Contrasting grey work surfaces and tiled splashback. Inset 1.5 bowl sink with chrome mixer tap. Full height fridge/freezer. Fitted Bosch washer/dryer, space for dishwasher. Gas 4-burner hob with stainless steel extractor over and electric oven beneath. Inset ceiling spotlights, grey ceramic floor tiling.

Bedroom One 10'3" x 8'1" (3.14m x 2.48m)

A double bedroom with three-arm pendant light fitting, high-level window, wardrobe with sliding timber doors, beige fitted carpet, radiator, TV and satellite connections.

Bedroom Two 12'6" x 6'7" (3.83m x 2.01m)

A generous single bedroom with space for a 4' double bed. High-level window, three-arm pendant lighting, radiator, beige fitted carpets, TV and Satellite points.

Bathroom 7'9" x 4'8" average (2.38m x 1.44m average)

Immaculate three-piece white suite. Bath with full-height grey tiled surround, shower over with chrome riser rail, mixer tap and glazed shower screen. Wash hand basin with chrome mixer tap, tiled splashback and vanity mirror over, shaver socket, towel ring, push-button WC and chrome ladder-style heated towel rail. Grey ceramic floor tiling, extractor fan.

Tenure

Leasehold for a term of 125 years from 2008 with 107 years unexpired.

Ground Rent £250pa - reviewed 25-yearly to RPI

Service Charge £1,785.16 pa (2026-2027)

'Phone and Broadband

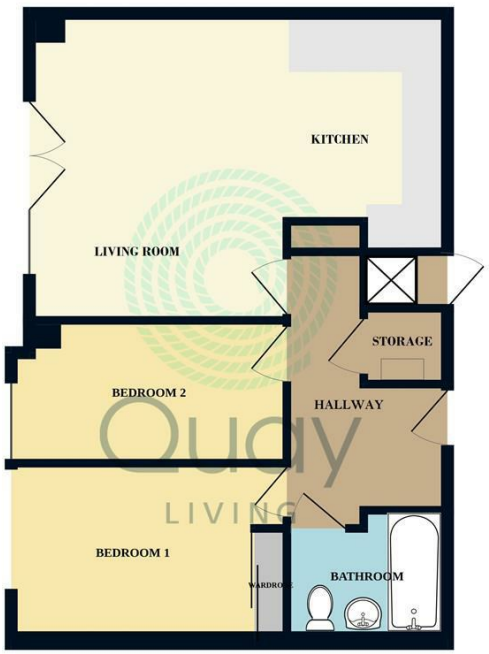
Mobile services - 67-83% dependent on service provider

Broadband - 1GB Hyperoptic FTTP





GROUND FLOOR
555 sq.ft. (51.6 sq.m.) approx.



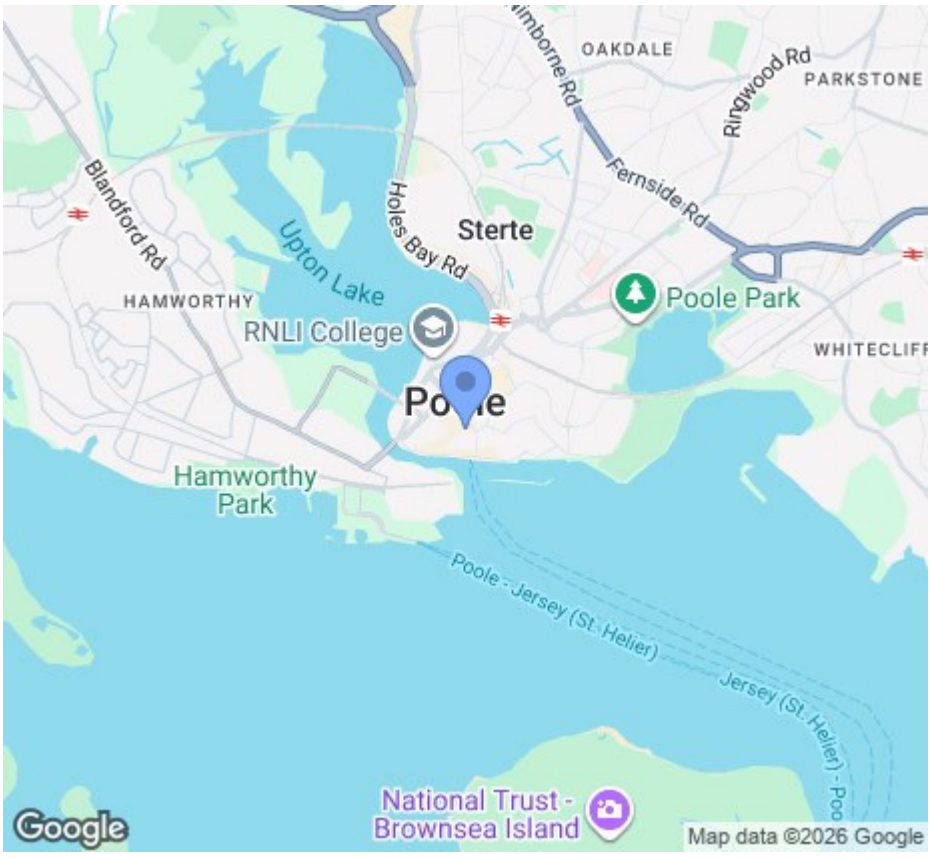
TOTAL FLOOR AREA : 555 sq.ft. (51.6 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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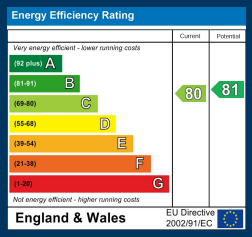












Agent Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All representations including descriptions, dimensions and photos are given, in good faith and are believed to be correct, but any intending purchaser should not rely on them as statements 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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