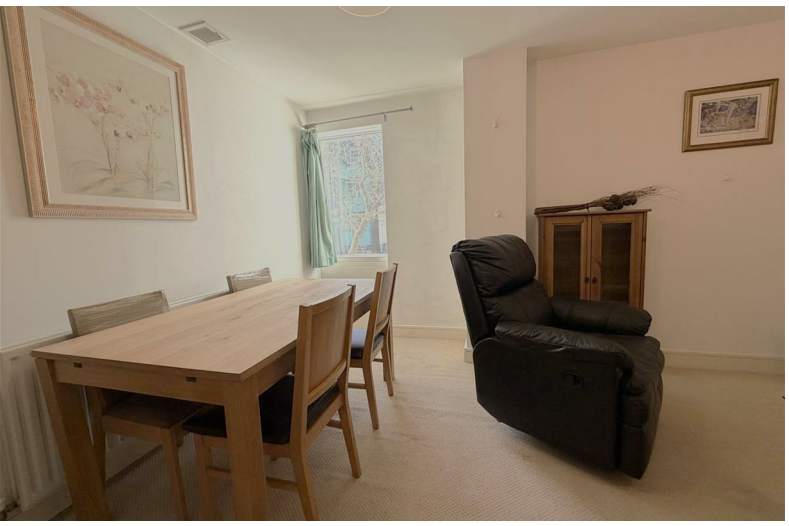
01202 683444
Orchard Plaza, 41 High Street
Poole, Dorset, BH15 1EG
www.quayliving.co.uk

Quay LIVING







Orchard Plaza, 41 High Street, Poole

Poole, Dorset, BH15 1EG

£140,000 Leasehold



- One Double Bedroom
- Open Plan Lounge / Kitchen/ Diner
- Gas Central Heating
- Lift and Level Access
- Chain Free
- First-Floor Apartment
- Old Town Location
- Double Glazed
- Moments from Poole Quay
- EPC 'B'

Quay Living is delighted to offer this modern, one double-bedroom apartment. Centrally located in Poole Old Town and just moments from Poole Quay's top-quality restaurants and bars and a short walk to the main shopping area, Harbourside Park and railway station. A Sainsbury's Local on the ground floor ensures maximum convenience. This property offers a contemporary feel with an open-plan living, dining and kitchen area. The smart and stylish kitchen area contains modern appliances including an oven and hob and integrated fridge/freezer.

Parking: Permit parking is available in the adjacent Quay Visitors' multi-storey car park next door (charges apply)





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

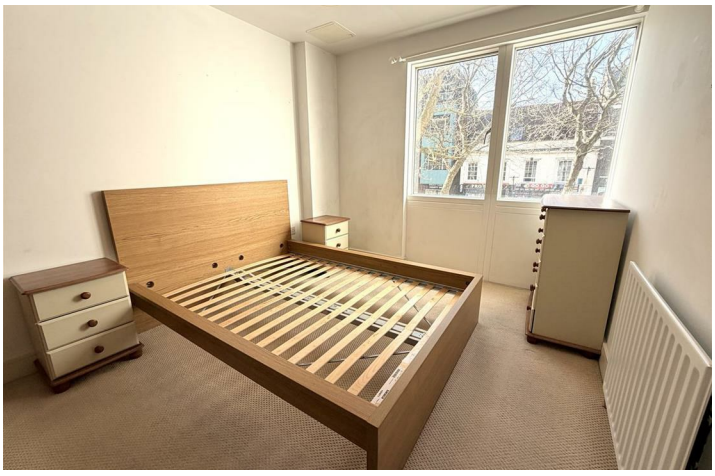
Reception Room 14'9" x 10'11" (4.5m x 3.35m)
Open-plan lounge/diner with pendant light fittings, west-facing window, TV and Satellite points, radiator, neutral carpeting

Kitchen 10'8" x 7'10" (3.27m x 2.4m)
Equipped with a range of fitted, high-gloss, flat-fronted base cream cupboard and wall units with contrasting grey work surfaces with inset sink and drainer. Gas hob with stainless steel extractor over and electric oven beneath. Fitted fridge/freezer, space for dishwasher, fitted wine rack, grey ceramic floor covering.

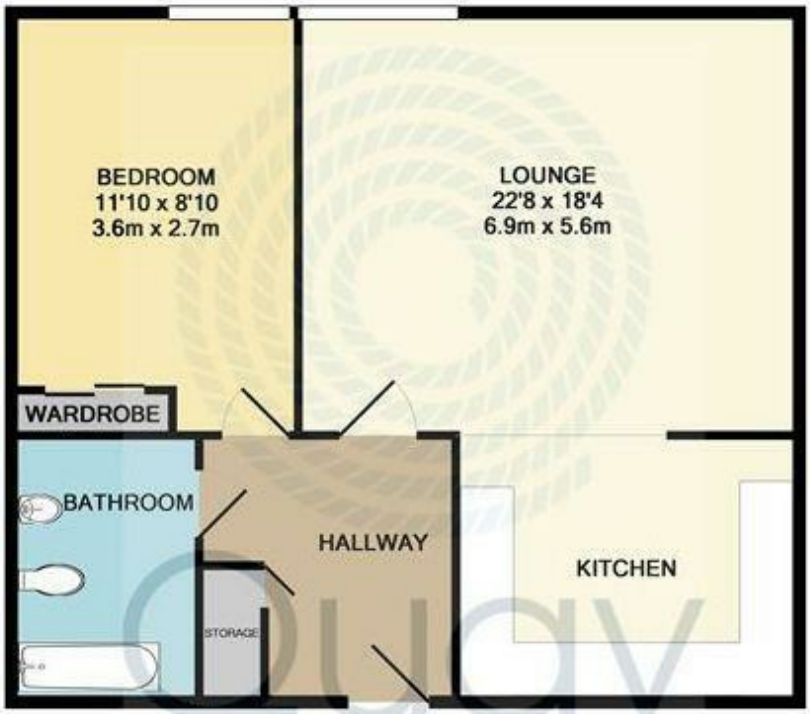
Bedroom 11'7" x 8'10" (3.55 x 2.7m)
A double bedroom with west-facing window, double fitted wardrobe with sliding timber doors, pendant light fitting, radiator, neutral carpeting.

Bathroom
Three-piece suite with shower over bath, glazed shower screen, chrome mixer tap and riser rail. Wash hand basin with mirror over. Low level push-button WC. Recessed spotlighting. Shaver point, chrome ladder rack-style towel rail. Ceramic flooring.

Tenure
Leasehold for a term of 125 years from 2008 with 107 years unexpired.
Ground rent £125pa reviewed to RPI 20-yearly.
Service Charge 2025/26 £1,449.04 pa (2026-2027)

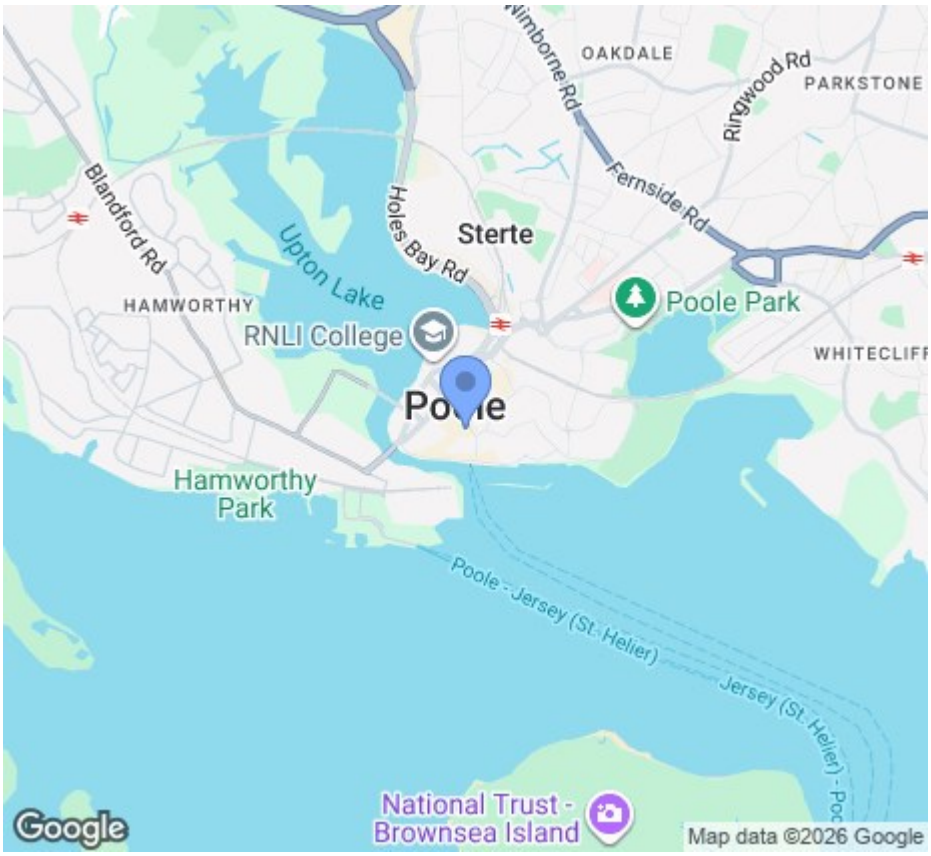






BH15 1EG

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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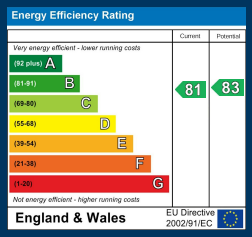












Agent Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All representations including descriptions, dimensions and photos are given, in good faith and are believed to be correct, but any intending purchaser should not rely on them as statements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