



## Dolphin Quays, The Quay, Poole, BH15 1HH

Guide Price £150,000

- Waterside Location / Prestigious Building
- South Facing Balcony
- Lift
- Fully Fitted Kitchen
- Secure Gated Undercover Parking
- Spacious One Bedroom 3rd Floor Flat
- Excellent Specification Throughout
- Gas Central Heating
- 24 Hour Front Desk Concierge
- No Forward Chain

# Dolphin Quays The Quay, Poole BH15 1HH

GUIDE PRICE BETWEEN £125,000 AND £150,000

NO FORWARD CHAIN! / QUAYSIDE LOCATION / SUPER HARBOUR LIFESTYLE >>> Greys Estate Agents are delighted to offer for sale this spacious one bedroom apartment in the sought after Dolphin Quay's development. With 24 hours concierge your property is always looked after and ideal if you wish to buy a Bolt Hole here in the heart Poole Quay. Dolphin Quays makes for a perfect holiday home/ let, with its fantastic location and stunning views it would make the perfect getaway. For further information, or to arrange a viewing please contact Greys.



Council Tax Band: D



Hall

Living Room

14'5" x 12'5" (4.4m x 3.8m)

Balcony

Kitchen

9'2" x 8'2" (2.8m x 2.5m)

Bedroom

15'5" x 9'6" (4.7m x 2.9m)

Bathroom

9'2" x 5'6" (2.8m x 1.7m)

Secure Gated Undercover Parking Space

Tenure

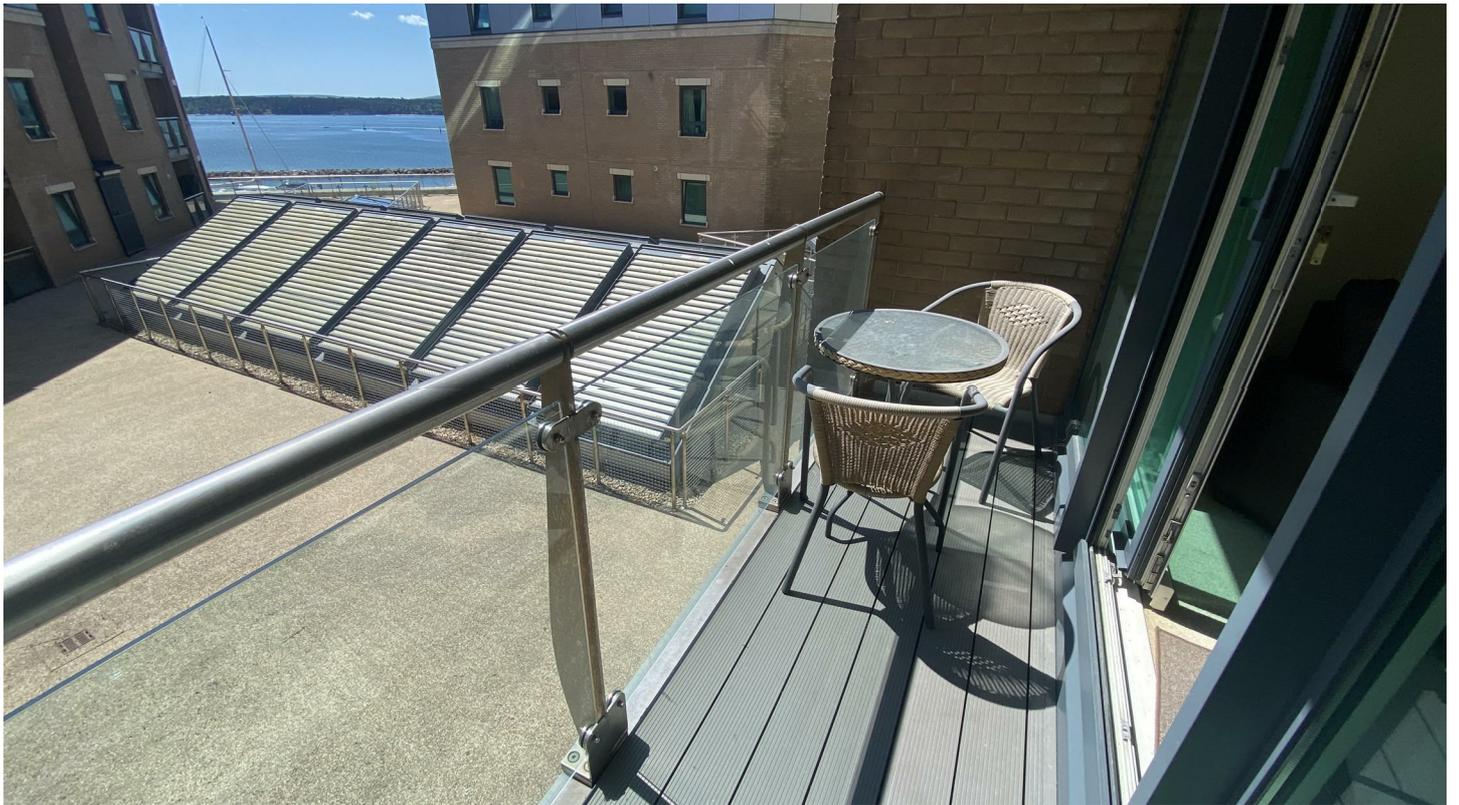
Leasehold - 130 year lease from 2000

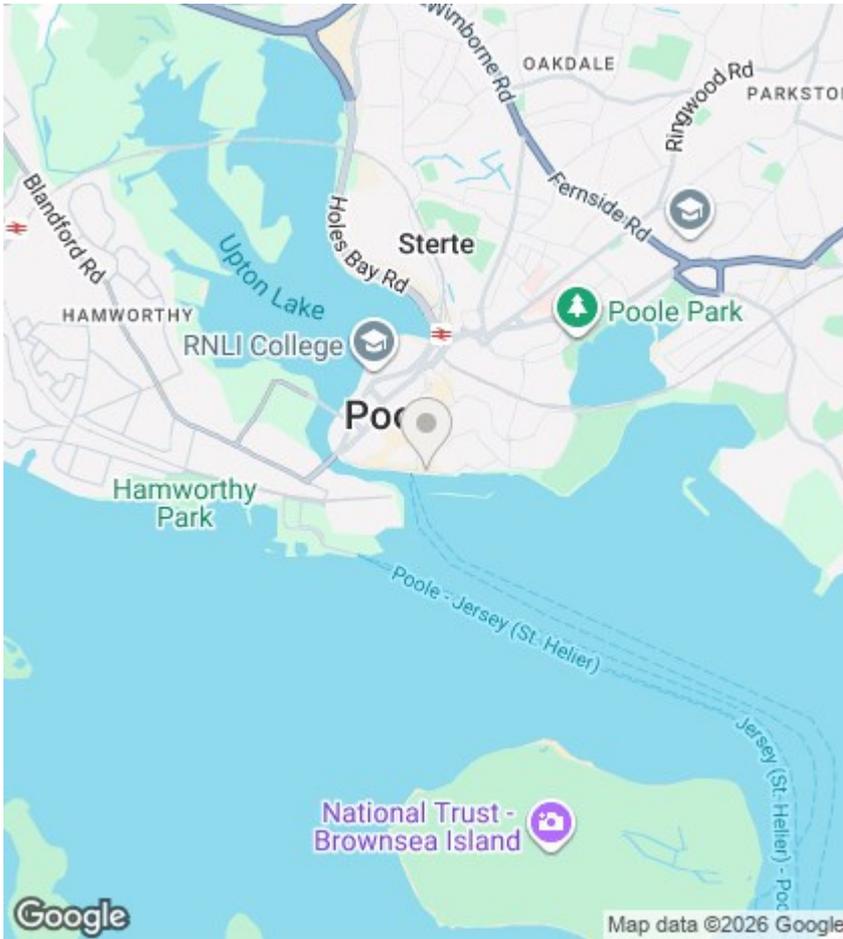
Service Charge - £4000 per annum

Ground Rent - £1000 per annum ( Reported to double  
in 2040 and every 20 years thereafter )

Council Tax Band - D







## Agents note

Whilst every attempt has been made to ensure the accuracy of details and measurements contained in these particulars, they are not to be relied upon especially when potential cost could be incurred. No appliances have been tested so the agent cannot verify that they are in working order. The agent has not seen any legal documentation to verify the legal status of the property. This must be verified by your chosen solicitor.

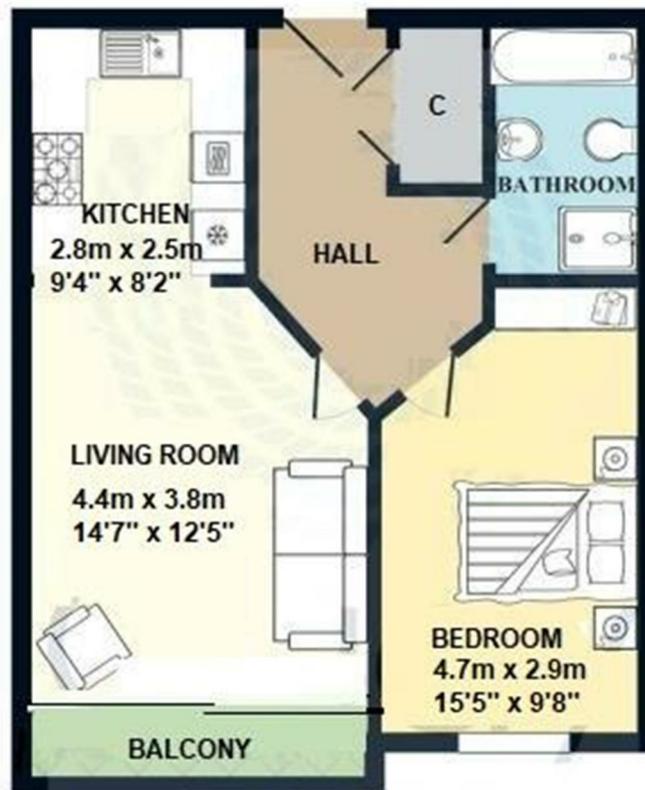
## Viewings

Viewings by arrangement only. Call 01202 749390 to make an appointment.

## EPC Rating:

B

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) <b>A</b>                          |  |                         |           |
| (81-91) <b>B</b>                            |  | <b>83</b>               | <b>83</b> |
| (69-80) <b>C</b>                            |  |                         |           |
| (55-68) <b>D</b>                            |  |                         |           |
| (39-54) <b>E</b>                            |  |                         |           |
| (21-38) <b>F</b>                            |  |                         |           |
| (1-20) <b>G</b>                             |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| <b>England &amp; Wales</b>                  |  | EU Directive 2002/91/EC |           |



TOTAL APPROX. FLOOR AREA 559 SQ.FT. (51.9 SQ.M.)  
 Measurements are approximate. Not to scale. Illustrative purposes only  
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