

01202 683444

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

www.quayliving.co.uk



**205 Orchard Plaza
Poole, Dorset, BH15 1EG
£195,000 Leasehold**



- **Moments From Poole Quay**
- **Open Plan Lounge/Kitchen**
- **Gas Central Heating**
- **Heart of Poole Old Town**
- **Two Bedrooms**
- **Juliet Balcony**
- **Lift And Level Access**
- **EPC C**

An excellent opportunity to acquire a two-bedroom apartment in the heart of Poole Old Town, just moments from shops, restaurants and historic Poole Quay. This property would make a great first-time buy or a wonderful weekend escape. With lift and level access, Juliet balcony, gas central heating and a convenience store within the block, this property offers easy living in a highly accessible location.



We are delighted to offer this second-floor apartment in prestigious Orchard Plaza. A generous communal foyer with secure access via sliding electric glass doors opens onto a lift lobby with two automatic passenger lifts. Externally, the building has just been completely re-clad in fully non-combustible materials and upgraded compartmentation ensures that this building is now one of the safest residential buildings in the Borough.

HALLWAY

Spacious entrance hall with door to full-height storage cupboard housing the gas central heating boiler. Wall-mounted Entryphone and thermostat. Timber laminate flooring with matching internal doors, recessed ceiling spotighting. Radiator.

LOUNGE/DINER 12'0" x 11'5" (3.65 x 3.47)

Bright and attractive living space with double, glass tilt-and-open doors to the Juliet balcony with window adjacent. Dual pendant light fittings. Fitted carpet and curtain rail. TV aerial and satellite points. Radiator.

KITCHEN AREA 19'11" x 14'1" (6.070 x 4.280)

Modern and well-appointed kitchen with fitted cream gloss cabinets and drawers and contrasting grey work surfaces with inset sink and drainer. Grey ceramic tiled splashback. Gas hob with electric oven beneath and stainless steel extractor over. Built-in fridge/freezer. Plumbing for dishwasher. Recessed ceiling spotlights. Grey ceramic floor tiles.

MASTER BEDROOM 11'11" x 9'9" (3.63 x 2.97)

Double bedroom with high-level window. Fitted double wardrobe with sliding timber doors. Pendant light fitting. TV and electrical sockets.

SECOND BEDROOM 12'7" x 6'7" (3.84 x 2.00)

With ample space for a single bed and dressing table.

Double glazed high-level window. Double electrical sockets and aerial socket. Radiator.

BATHROOM

With white three-piece suite. Bath with sliding, glazed shower doors over. Fitted shower with chrome-effect riser rail. Wash basin with mixer tap and mirror over. Push-button WC and chrome heated towel rail. Grey ceramic floor tiling, recessed spotighting.

TENURE

Leasehold for a term of 125 years from 2008 with 110 years unexpired.

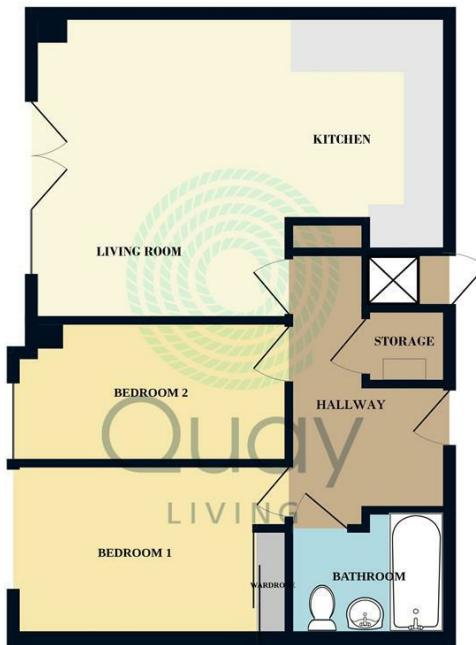
Ground rent £250pa

Service Charge £1,379pa (2022-23)

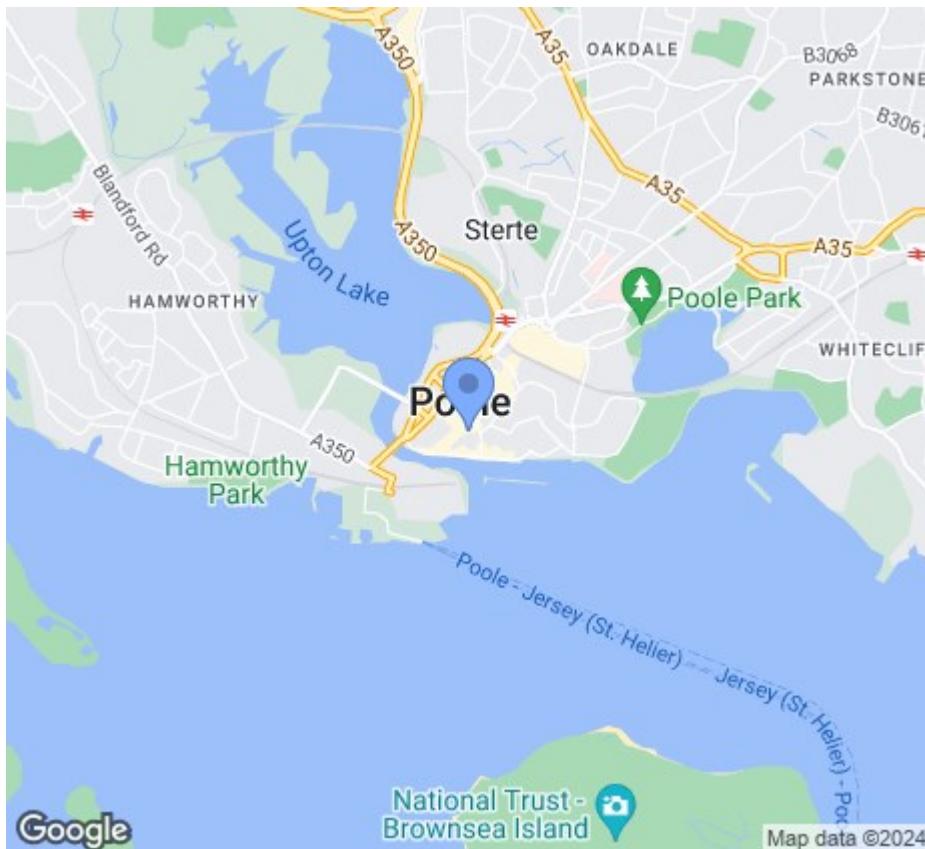
NB The property is currently let. Photographs were taken prior to the current tenancy commencing.



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(A2 plus)	A	80	82
(B1-91)	B		
(C9-80)	C		
(D5-69)	D		
(E3-54)	E		
(F21-39)	F		
(G1-20)	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.

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