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

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**2 Durrell Way  
Poole, Dorset, BH15 1YN  
£210,000 Leasehold**



- **Poole Quarter**
- **First Floor Apartment**
- **Balcony**
- **White Goods Included**
- **Council Tax Band C**
- **Walking Distance to Poole Quay**
- **Two Double Bedrooms**
- **Allocated Parking**
- **EPC B**

A first-floor apartment in Poole Quarter, located in a purpose-built modern apartment block, within easy walking distance to Poole Quay and Town Centre.

The accommodation offers two double bedrooms with the master bedroom benefiting from fitted wardrobes. Family bathroom with shower over bath. Separate kitchen with white goods including fridge/freezer, washer/dryer, oven, hob and extractor fan. Lounge/diner with french doors leading onto a corner balcony. Further benefits include gas central, double glazing, 'phone entry system and allocated parking.



## **Entrance Hall 8'9" x 7'5" (2.68 x 2.27)**

Accessed via a panelled front door. Inset ceiling spotlights, double hallway cupboard incorporating hot water tank. Carpet flooring. Entryphone. Flat-faced laminate timber doors to all rooms.

## **Living Room 15'10" x 15'2" (4.83 x 4.64)**

A bright and attractive dual-aspect room with multiple full-length windows and a glazed door opening onto the wrap-around balcony, with views over the landscaped communal gardens. Twin pendant lights, telephone and TV points, twin radiators.

## **Kitchen 11'10" x 6'7" (3.62 x 2.02)**

A fully fitted kitchen range of wood effect base cupboards, drawers and wall units with contrasting black worktops with inset stainless steel 1 1/2 sink and drainer. Stainless steel extractor hood and splashback over gas hob and electric fitted oven. Integrated Bosch washing machine, with space for a full-height fridge freezer. Halogen ceiling spotlighting.

## **Bedroom 1 12'1" x 9'6" (3.69 x 2.90)**

A generously proportioned room with the benefit of a full wall of fitted wardrobes. Pendant light fitting. East-facing window.

## **Bedroom 2 14'9" x 10'4" (4.51 x 3.15)**

A good-sized double room with double opening casement window and pendant light fitting. Fitted double wardrobe.

## **Bathroom 6'7" x 6'5" (2.02 x 1.97)**

Three-piece white suite with shower over bath. Push-button low level WC, wash basin with chrome mixer tap. Inset spotlighting. Cream walled tiling in part with tiled floor. Heated towel rail.

## **Outside**

The property comes with a permit parking space. Free 2-hour municipal parking is available to visitors, with

metered parking for longer periods on nearby Newfoundland Drive.

## **Tenure**

Leasehold for a term of 125 years from 2005 with 106 years remaining.

Ground rent £100pa

Service Charge - approx. £2000pm pa, including buildings insurance.

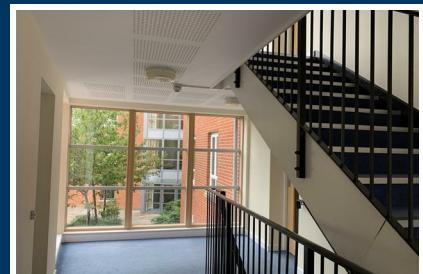
Council Tax Band C & EPC B



## GROUND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	81	81
(65-80)	C		
(55-64)	D		
(39-54)	E		
(21-38)	F		
(1-20)	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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