

01202 683444

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

[www.quayliving.co.uk](http://www.quayliving.co.uk)



Moriconium Quay, Lake Avenue, Poole

Poole, Dorset, BH15 4QP

£575,000 Leasehold - Share of Freehold



- **Spacious 3-Bed/2-Bath Marina-fronted Apartment**
- **Balcony with Superb Marina/Harbour Views**
- **First Floor with Lift Access**
- **Gas Central Heating**
- **Ideal Second Home**
- **Garage with Further Allocated Parking Space**
- **13 Metre Inner Marina Berth (no.20)**
- **EPC Rating B**
- **Share Of Freehold**
- **No Onward Chain**

A fabulous opportunity to acquire a generously sized first-floor three bedroom apartment in the prestigious marina development of Moriconium Quay, with the added benefit of an inner marina berth within the development, and a garage, with additional parking.

Offering both marina and harbour views from its spacious balcony, this generous three double-bedroom, two-bathroom apartment is surrounded by beautifully landscaped gardens & comes with its own 13 metre berth in the inner harbour - perfect for seafarers.

Presented in excellent order, this first floor apartment, with lift, is perfect for either full-time living or as a waterside lock-and-leave. The property is conveyed with a share of the freehold.



**Hallway 21'8" x 5'4" (max) (6.61 x 1.64(max))**

Accessed via the communal stairs and lift to the first floor, a spacious and airy hallway with pendant lighting, carpet flooring, door entryphone, storage cupboard and separate airing cupboard (housing the tumbler dryer), and doors to principal rooms.

**Living Room/ Diner 18'9" x 13'6" (5.72 x 4.12)**

An impressively-proportioned living space with full-height windows and glazed door to the balcony with sensational water views over the inner marina. A spacious open plan layout with space for a dining table, which also leads into the kitchen. Pendant & wall lights. Carpet flooring, radiator, TV, phone & power points.

**Balcony 19'10" x 8'0" (6.07 x 2.44)**

Accessed via the living room, this spacious covered balcony offers plenty of space for al fresco dining and casual seating. With terracotta floor tiles and clear glazed balustrading, the orientation of the balcony offers wonderful views over the marina and out to the harbour beyond.

**Kitchen 14'1" x 6'5" (4.31 x 1.98)**

Adjoining the open plan living room diner and benefiting from direct marina views is the kitchen area. An impressive fitted kitchen with a range of white gloss flat-fronted wall cupboard and base units, with contrasting granite work surfaces inset with a 11/2 bowl stainless steel sink and drainer with chrome mixer taps. Integrated Bosch appliances to include fridge/freezer, microwave, glass fronted wine cooler, dishwasher, electric oven, 4 ring gas hob & extractor hood with space for a washing machine. Wall-mounted integrated Worcester boiler. Wood laminate grey flooring. Radiator.

**Bedroom One 14'1" x 10'0" (4.31 x 3.07)**

A spacious principal bedroom suite with a casement window to the rear aspect. Pendant lighting, carpet flooring and a generous range of fitted wardrobes and built-in furniture. Door to;

**En-suite 7'3" x 3'10" (2.22 x 1.18)**

A fully tiled shower room benefitting from a double shower, with a built-in vanity unit wash basin with mirror over & WC. Inset spot lights. Radiator.

**Bedroom Two 14'1" x 10'0" (4.31 x 3.05)**

Another sizeable double bedroom with ample space for a king-size bed. Fitted double wardrobes, pendant lighting with the window facing to the rear aspect and a radiator beneath. Carpet flooring.

**Bedroom Three 11'10" x 7'3" (3.61 x 2.21)**

A further third double bedroom with a feature porthole-style window to the rear aspect with a radiator beneath. Pendant lighting, carpet flooring.

**Family Bathroom 7'1" x 6'5" (2.17 x 1.98)**

Fitted with a white three-piece suite comprising a bath with mixer tap and shower attachment, surrounded by a glazed shower panel. Fully tiled walls & flooring, built-in vanity unit with inset wash basin with wall-mounted mirror over, and a concealed cistern low-level WC. Shaver socket. Radiator. Inset spot lights.

**Berth**

A conveniently situated 13m berth is located in the inner marina with 24hr access, electric and water supply. Berth No. 20

**Garage 17'3" x 9'10" (max) (5.27 x 3.01 (max))**

Power & lighting within the garage .Up & over door. Additional allocated parking space comes with the property. Ample Visitors Parking around the development.

**Tenure**

Leasehold for a term of 125 years (92 years remaining), with a share of the freehold.

Service Charges - £2,044pa (2025/2026)

Estate Charge - £1,133pa

Inner Berth Service Charge - £2,977pa

Ground Rent - £1pa

Council Tax Band G

EPC Rating Rating B

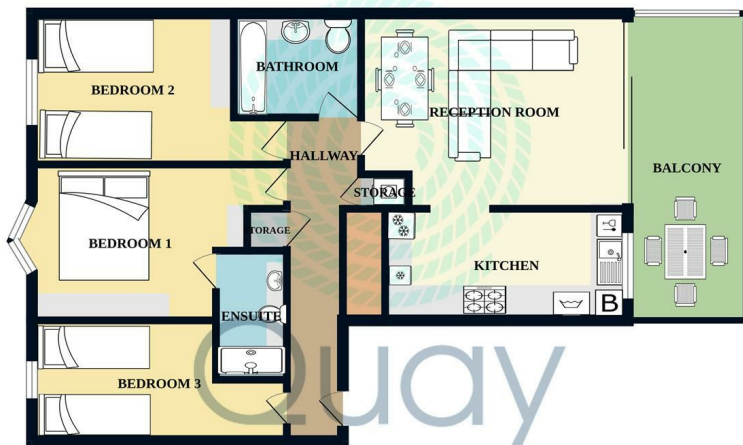
Broadband Speeds available: Standard 5 Mbps 0.7 Mbps Good Superfast 80 Mbps 20 Mbps

Material Description: A traditional construction with concrete floors, brick elevations and predominantly pitched, tiled roofs.

Environment Agency Flood Risk: Very low risk of surface water flooding; Very low risk of flooding from rivers and the sea

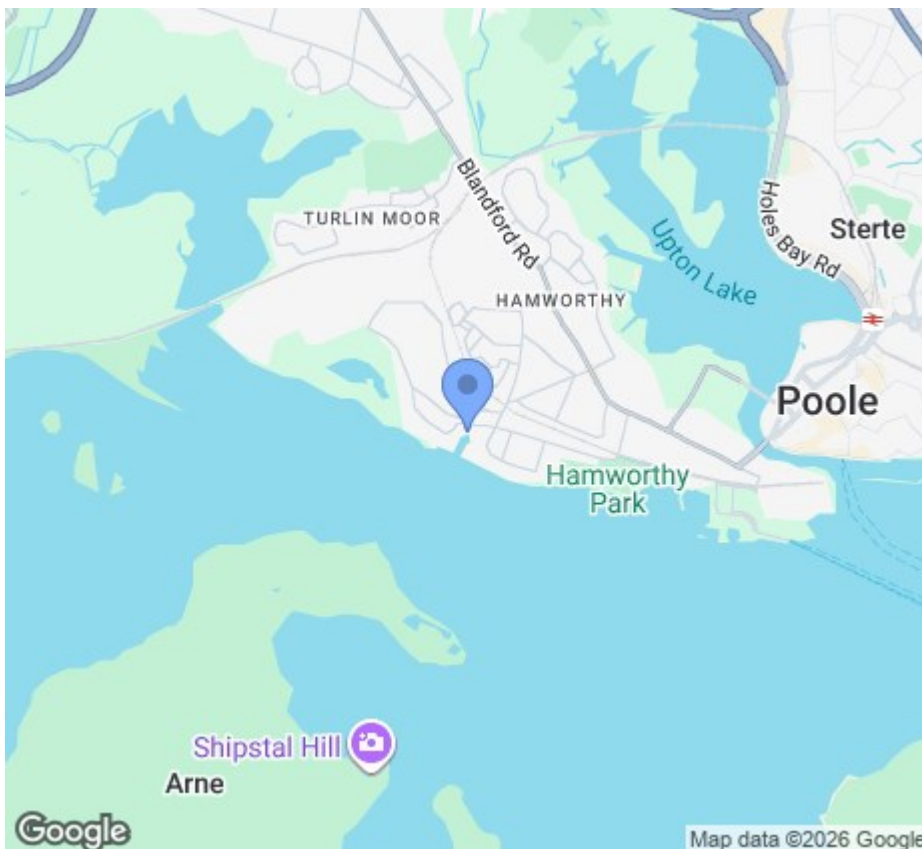


## FIRST FLOOR



Quay  
HOLIDAYS

Measurements are approximate. Not to scale. Illustrative purposes only.  
Made with Metropix C2025



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	83	84
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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