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

www.quayliving.co.uk



**83 Moriconium Quay
Poole, Dorset, BH15 4QP**
£375,000 Share of Freehold



- Prestigious Gated Marina Development
- Two Double-Bedrooms
- External Balcony
- Allocated Parking
- Council Tax Band E
- Penthouse Apartment
- Harbour Views
- 45' Marina Berth
- EPC Rating C
- No Onward Chain

A fabulous opportunity for seafarers to acquire a top-floor two bedroom apartment in prestigious Moriconium Quay with the added benefit of one of the biggest marina berths in the development! One lucky purchaser could save over £12,000 a year in berthing fees, compared with the monthly fees charged by local marinas. With wonderful Harbour views from its balcony and further potential to extend into the roof void, this apartment offers huge potential. Alternatively, boaters may prefer to enjoy the existing tenanted rental income whilst reserving the substantial marina berth for their own exclusive use.



HALLWAY 9'11" x 11'5" max (3.03 x 3.47 max)

Approached via a well-maintained communal stairwell and automatic passenger lift, the third-floor entrance door opens into the open plan living hallway area, with two storage cupboards, inset ceiling spot lights, entry phone, wood laminate grey flooring, radiator and wall thermostat.

OPEN PLAN LOUNGE/DINER/KITCHEN 21'2" x 19'5" (max) (6.47 x 5.94 (max))

A south-east facing L shaped room presenting a charming outlook over the inner marina. Full-height, double-glazed south-east facing windows and a patio door to the balcony. Inset ceiling spot lights. Wood laminate grey flooring, Twin radiators, TV, Satellite, 'phone & power points. Door to front aspect balcony;

BALCONY 3'3" x 6'7" (1 x 2)

Orientated towards the south-east, the balcony offers fresh air and stunning views over the marina and out towards the upper reaches of Poole Harbour, Round Island and the Purbecks.

KITCHEN AREA

Adjoining the open plan living room diner and benefiting from dual aspect water views is the kitchen area. A large side aspect porthole window emphasises the maritime setting of the apartment. Fitted with a range of flat-fronted white wall cupboard and base units, with contrasting tiled splashback and work surface inset with a stainless steel sink and drainer with chrome mixer tap. Breakfast bar with low level triple pendant lights & inset ceiling spot lights. Integrated fridge/freezer, slimline dishwasher, electric oven, ceramic hob & extractor hood with space for a washer/dryer. Wall-mounted integrated Worcester boiler. Wood laminate grey flooring.

BEDROOM ONE 14'6" x 10'5" (max) (4.43 x 3.18 (max))

A well-proportioned double-bedroom with dormer window to the rear elevation and triple fitted wardrobes. Inset ceiling spot lights. Radiator. Wood laminate grey flooring.

BEDROOM TWO 13'3" x 8'5" (max) (4.06 x 2.57 (max))

A second double-bedroom with rear-facing dormer window, inset ceiling spot lights, fitted wardrobes, wood laminate grey flooring, radiator.

BATHROOM 9'5" x 7'10" (max) (2.88 x 2.4 (max))

With an attractive modern three-piece suite, Mira electric shower with riser rail over bath with a glazed shower screen. Wash hand basin with chrome mixer tap and vanity unit beneath. Push-button WC. Internally illuminated wall mirror. Inset ceiling spot lights. Wood laminate grey flooring. Radiator.

OUTSIDE

The development is characterised by beautifully-maintained communal grounds, borders and beds full of colour. An on-site caretaker ensures that the whole gated development is kept looking its best. The apartment benefits from a designated car parking space, and there are a generous number of spaces available to visitors.

MARINA BERTH 45'11" (14)

This apartment boasts one of the most generous berths in the outer marina (no.86), with space for a 45 ft vessel on a berth which is navigable at all states of the tide. This sale represents a fabulous opportunity for serious boating enthusiasts to acquire a long-term and highly cost-effective solution to the expense of commercial marinas.

TENURE

Leasehold for a term of 999 years (984 years remaining), with a share of the freehold.

Service charges - £3277.12 Pa (2025)

Outer Berth Service Charge - £3384.06 (2025)

Ground Rent - £1

Council Tax Band E

EPC Rating C

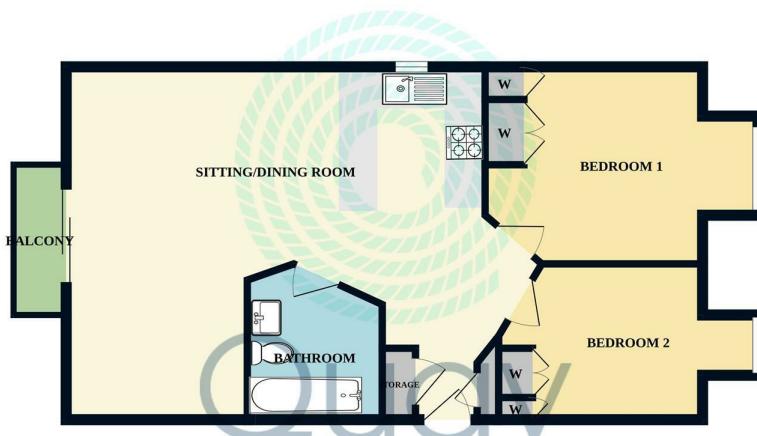
Broadband Speeds available: Standard 5 Mbps 0.7 Mbps Good Superfast 80 Mbps 20 Mbps

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

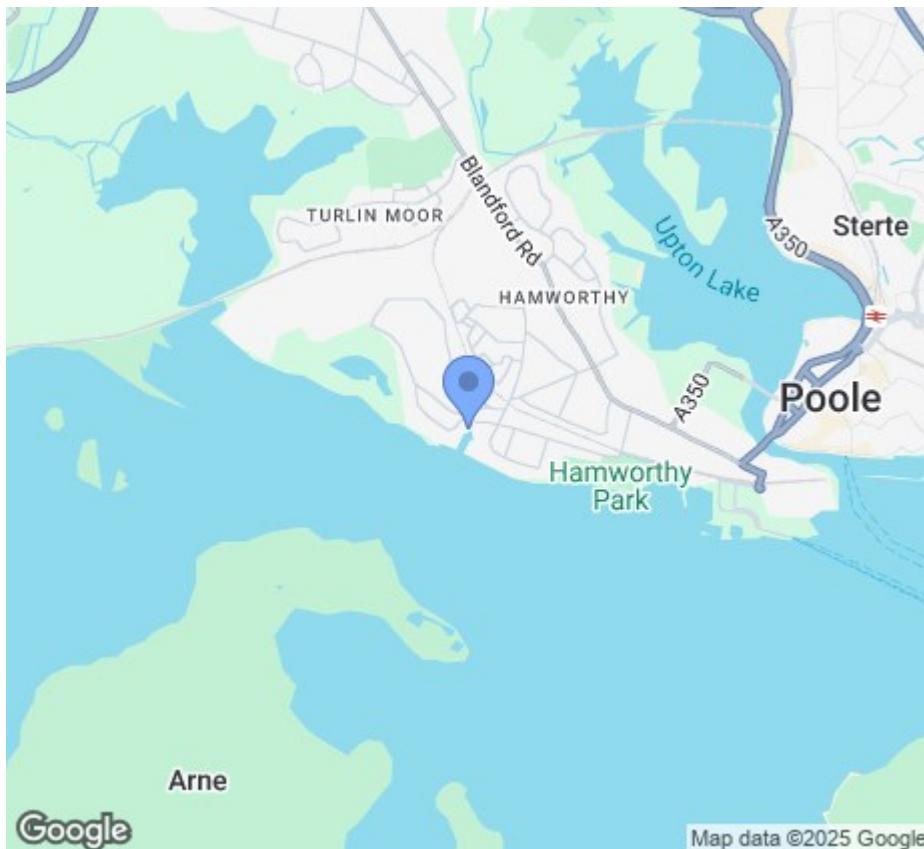
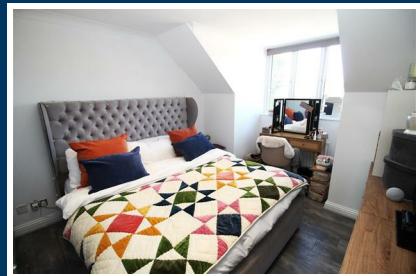


THIRD FLOOR



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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		
(69-80)	C	79	80
(55-68)	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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