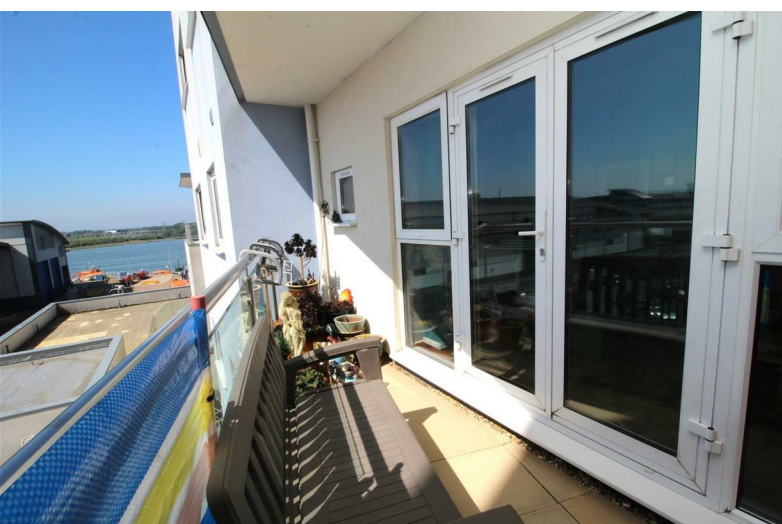


01202 683444

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

www.quayliving.co.uk



76 Aqua

Poole, Dorset, BH15 1LS

£199,000 Leasehold

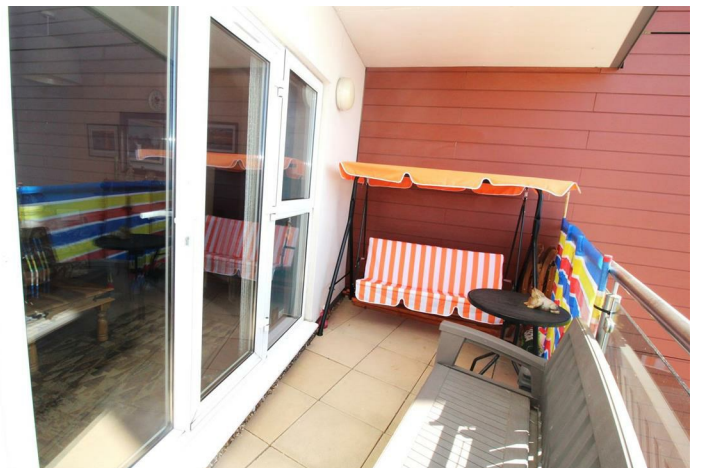


- 2 Bedroom Apartment
- Balcony with Side Aspect Water Views
- Lift Access
- Allocated Parking Space
- Council Tax Band C
- Master with Ensuite
- Close to Poole Quay
- Spacious Throughout
- EPC Rating C
- NO Onward Chain

A bright & spacious fifth floor two double bedroom apartment with a balcony & water views towards the RNLI station. The hallway accesses all principle rooms, the master bedroom with an en-suite shower room and bedroom two opposite the family bathroom and utility storage cupboard.

A spacious and open plan lounge/diner accesses the balcony and leads into the fitted kitchen. Further benefits include an undercover parking space in a secure gated car park, lift access, intercom system, two hallway store cupboards and double glazing throughout.

****Fire Cladding works at Aqua have recently been completed****



Hallway 10'10" x 8'7" (3.31 x 2.63)

Accessed via a panelled front door. Inset ceiling spotlights, double hallway storage cupboard. Carpet flooring. Entryphone. Wall-mounted electric heater. Access to the Utility Cupboard:

Living Room/ Diner 18'6" x 12'2" (5.65 x 3.72)

An attractive bright and spacious living area adjoins the kitchen, with french doors leading out onto the balcony. Carpet flooring. Two wall-mounted electric heaters. Pendant lighting.

Balcony

A generous sheltered balcony with side aspect water views towards the RNLI station.

Kitchen 11'7" x 6'11" (3.54 x 2.13)

A contemporary white gloss fitted kitchen with fitted appliances, including a ceramic hob beneath an extractor stainless steel canopy, electric oven, integrated fridge/freezer and a range of base cupboards & wall storage units. 1 1/2 bowl white sink and drainer with chrome mixer. Space for a washing machine & tumble dryer or dishwasher. Tiled flooring. Inset ceiling spotlights.

Bedroom 1 14'7" x 9'11" (4.46 x 3.03)

This bright and spacious Master bedroom is of generous proportion with a corner built-in wardrobe, carpet flooring, pendant light fitting and an electric wall-mounted heater. Accesses the en-suite shower room:

En-suite 6'11" x 6'2" (2.11 x 1.88)

A large enclosed shower cubicle. Pedestal wash basin & wc. Heated towel radiator, Inset spotlights, extractor fan, shaver point, tiled flooring.

Bedroom 2 6'11" x 6'2" (2.11 x 1.88)

A second double bedroom with electric wall-mounted heating, carpet flooring and a pendant light fitting.

Bathroom 6'11" x 6'8" (2.12 x 2.05)

A tastefully presented modern bathroom, comprising of a bath with shower over & screen. Pedestal wash basin & wc. Heated towel radiator, extractor fan, shaver point. Tiled walls & flooring.

Utility / Storage Cupboard 6'11" x 2'10" (2.12 x 0.88)

Shelved storage space. Hot water cylinder. Pendant lighting. Carpet flooring.

Tenure

Leasehold; 125 years from 2008, 108 years remaining.

Service Charge: £3330.48 (2025)

Ground Rent: £250

EPC Rating C

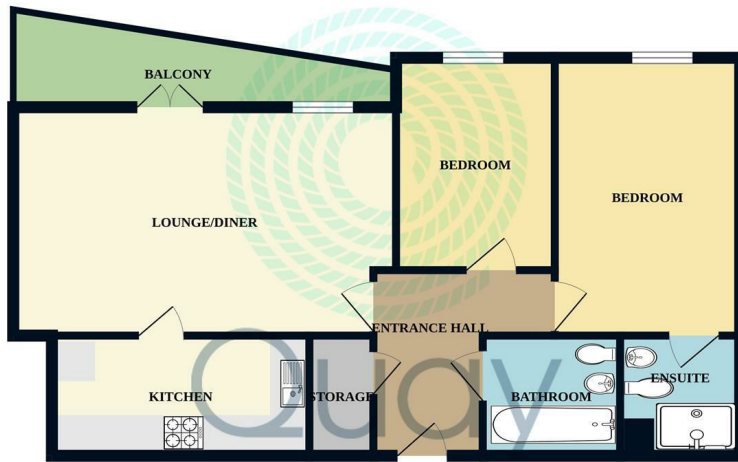
Council Tax Band C

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

Broadband: Standard 16 Mbps 1 Mbps Good
Superfast 68 Mbps 20 Mbps Good
Ultrafast 1000 Mbps 1000 Mbps

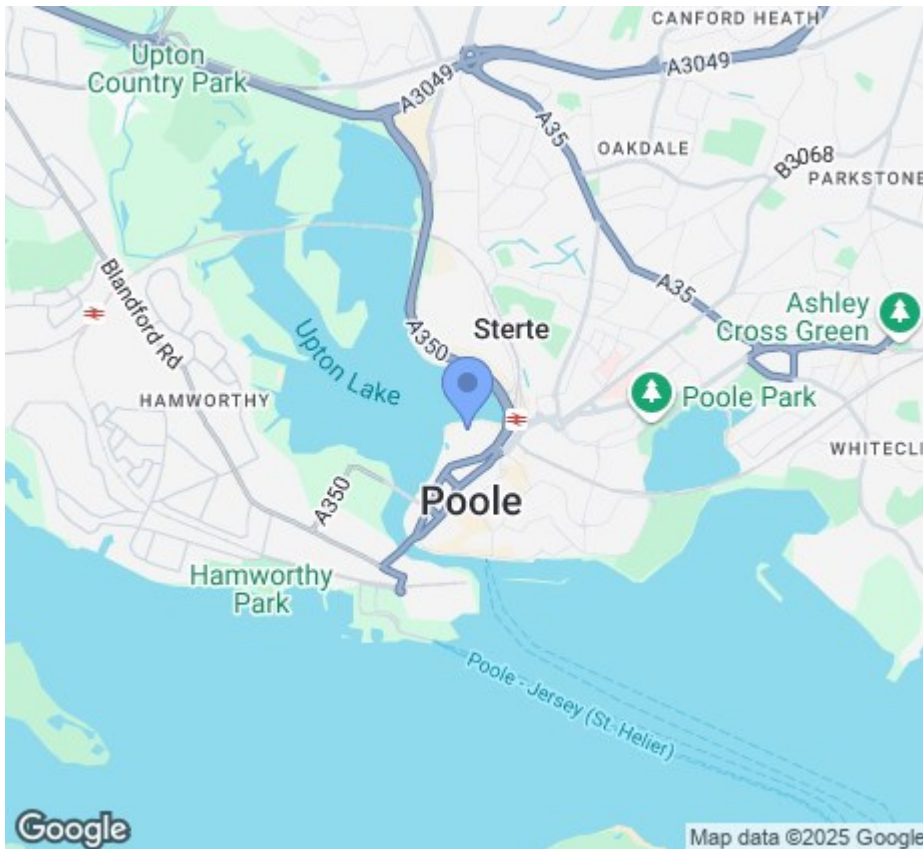
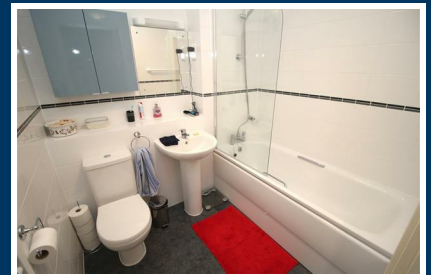


FIFTH FLOOR



HOLIDAYS

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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	81	87
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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