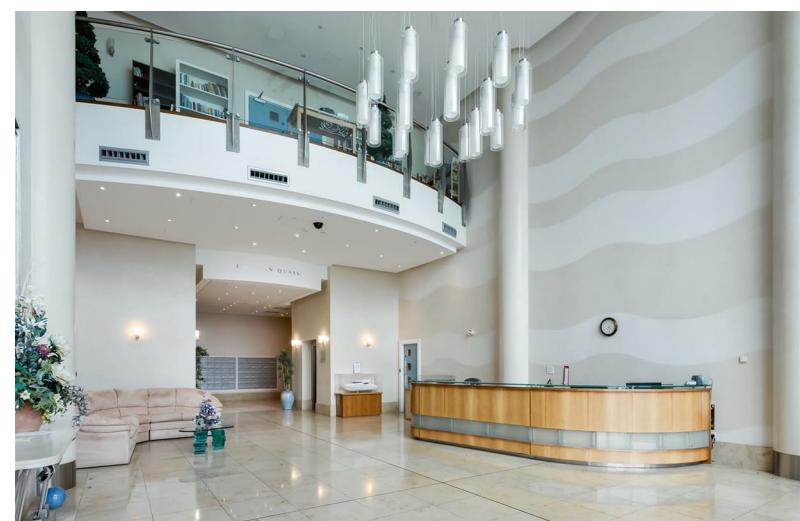


01202 683444

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

www.quayliving.co.uk



**17 Dolphin Quays
Poole, Dorset, BH15 1HH
£199,500 Leasehold**

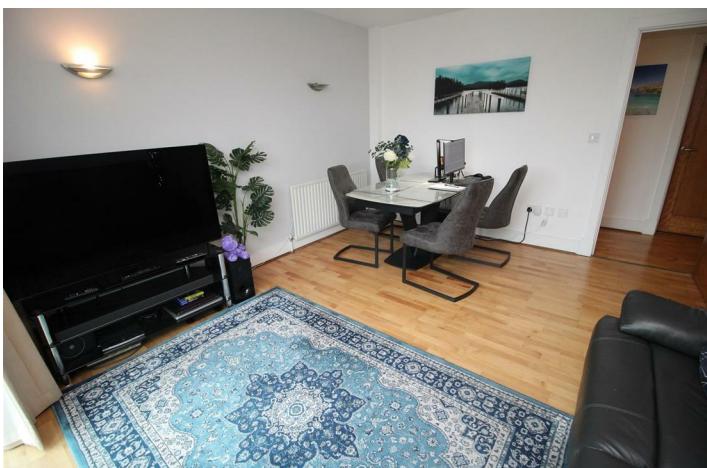


- **Two Double Bedrooms**
- **Fully-Fitted Miele Kitchen**
- **Gas Central Heating**
- **EPC B**
- **Allocated Parking & 24 Hour Concierge**

- **Two Bathrooms**
- **24 Hour Concierge**
- **24 Hour Concierge Service**
- **Council Tax Band D**

Part of the prestigious Dolphin Quays development situated on Poole Quay. This is a luxuriously spacious two double bedroom, two bathroom apartment is located on the second floor. Dolphin Quays' marble-lined foyer offers a 24 hour uniformed concierge, and the property benefits from secure on-site car parking.

The Quay offers a superb selection of cafes, local bars and restaurants, wonderful walks around the Harbour, and ferries departing from the quayside regularly to beautiful Brownsea Island and Sandbanks, beyond. Offered with no forward chain, viewing is highly recommended.



Hallway

Accessed via a prestigious double-height foyer with twin passenger lifts and a glazed bridge link. Spacious L-shaped entrance hall with recessed spotlights, wood laminate flooring, door entryphone. Storage cupboard and boiler cupboard. Doors off to principal rooms.

Sitting room/diner 14'8" x 13'0" (4.48 x 3.97)

Ample space for dining suite. Double glazed sliding doors & Juliet balcony with side glimpse sea views. Timber veneer floor covering. Wall lighting. Radiator.

Bedroom 1 12'9" x 9'7" (3.90 x 2.93)

A well-proportioned spacious double room with twin ceiling lights, and wall lights. Full height windows, offering sea glimpses. Double fitted wardrobe. Taupe carpet flooring. Radiator. Door to en-suite;

En-suite 8'3" x 7'6" (2.53 x 2.29)

A fully-tiled shower room with white suite including shower cubicle with chrome-framed glazed door and thermostatic shower. Pedestal wash basin with integral mirror and fitted light over. Chrome shaver socket. Low level wall-mounted WC. Cream ceramic tiled floor. Inset glazed shelving. Radiator.

Kitchen 11'1" x 6'0" (3.40 x 1.83)

A top-quality Miele fitted kitchen with Miele appliances, including a gas 4-burner hob beneath a glass and stainless steel canopy. Electric oven, integrated dishwasher, full-height fitted fridge/freezer. Ceiling spotlights and additional under-unit lighting. A range of flat-fronted cream base cupboard and wall storage units. 1 1/2 bowl stainless steel sink and drainer with chrome mixer tap. Space for washing machine. Cream ceramic-tiled floor.

Bedroom 2 18'2" x 9'6" (5.56 x 2.92)

A well-proportioned double bedroom with ceiling light and wall lights, benefitting from a full-height window. Radiator. Taupe carpet flooring.

Bathroom 7'4" x 5'8" (2.25 x 1.74)

Fully tiled bathroom with cream wall and floor tiles and a white suite. An oversized bath with a chrome wall mounted mixer tap. A wall mounted basin with a mirror over and a wall mounted concealed cistern wc with recessed glass shelving over.

External

One dedicated car parking space in the adjacent private multi-storey car park, accessed via a glazed bridge link directly into the development. Secure bike store.

Tenure

Leasehold remaining - 107 Years remaining, with a share in superior landlord, Dolphin Quays (2009) Ltd.

Ground Rent £650 pa (2025) doubling in 2040 and 20-yearly thereafter.

Service Charge £5110.00 pa (2025)

Council Tax Band D & EPC Rating B

Material Information: Reinforced concrete-frame construction with concrete floors. External elevations mostly traditional brick and block, with areas of render and (predominantly high-level) decorative non-combustible rainscreen panels and Rockwool insulation.

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

Broadband: Standard 13 Mbps 1 Mbps Good

Superfast 67 Mbps 16 Mbps Good

Ultrafast 1000 Mbp 1000 Mbps Fast

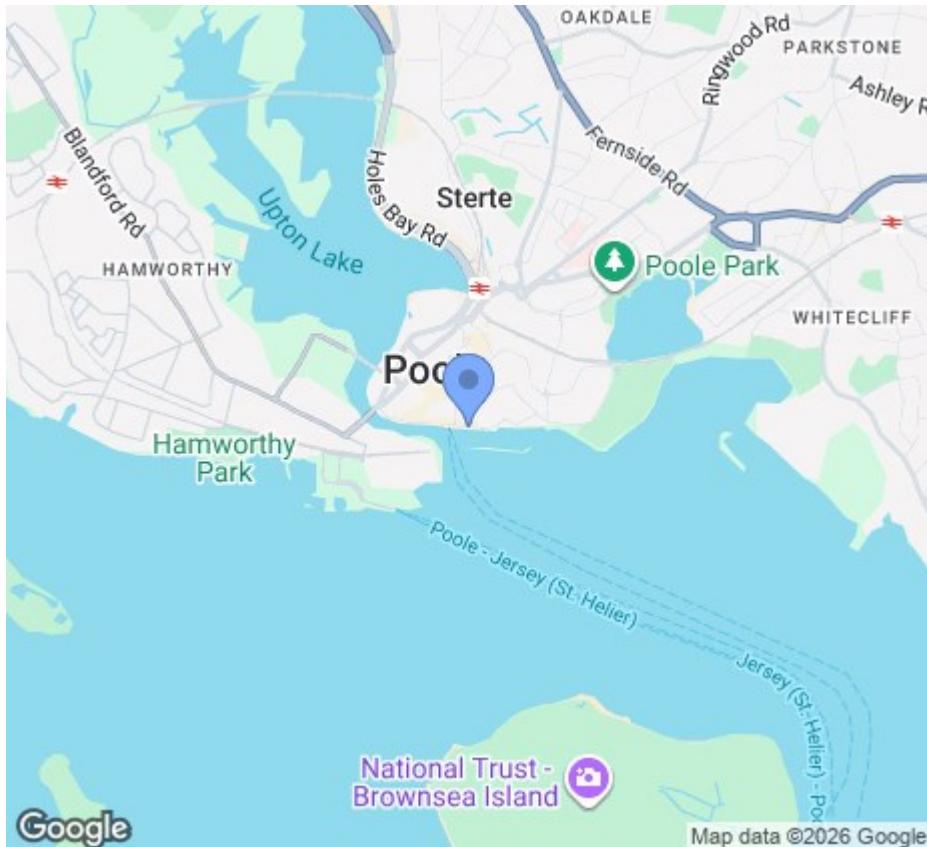
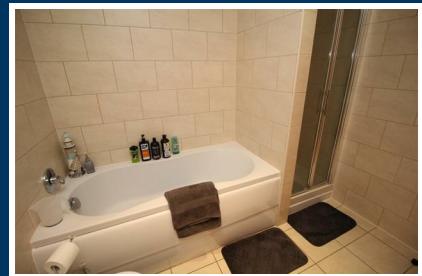
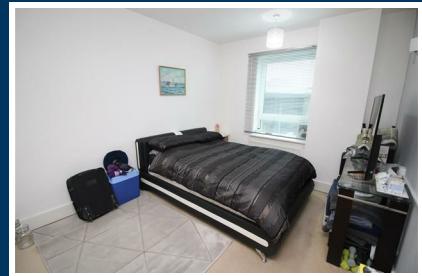


SECOND FLOOR



APARTMENT

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		
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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