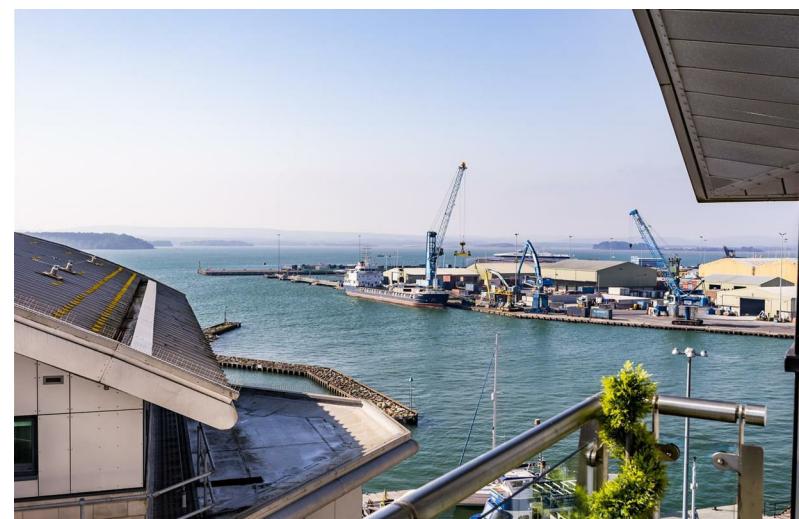
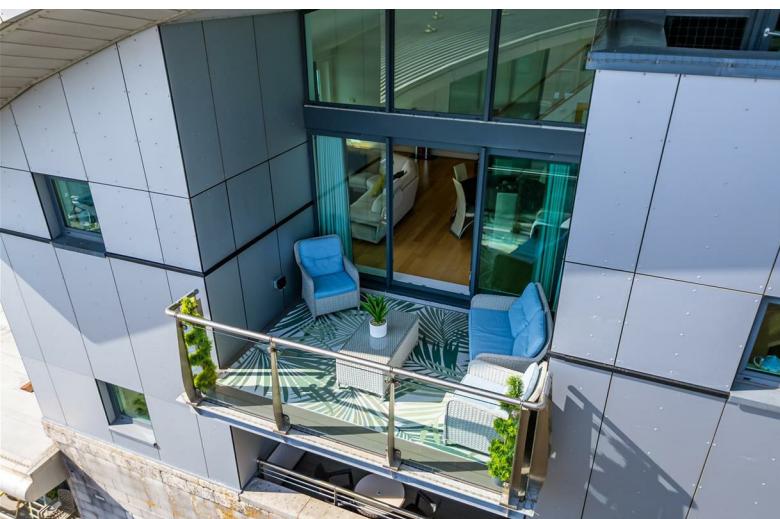


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Orchard Plaza, 41 High Street  
Poole, Dorset, BH15 1EG

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**86 Dolphin Quays  
Poole, Dorset, BH15 1HH  
£995,000 Leasehold**



- **Stunning Waterfront Views across Poole Harbour and Brownsea Island**
- **3 Double Bedrooms, Two with En-suites**
- **Mezzanine Reception Room with Balcony**
- **2 Secure Gated Undercover Parking Spaces**
- **EPC C & Council Tax Band E**

Part of the prestigious Dolphin Quays development situated on Poole Quay. This luxuriously enhanced Triplex Penthouse waterfront apartment boasts three double bedrooms, two with en-suites & a further family bathroom. Accessed via the fifth floor leading to the upper levels with two extensive sun terraces and multiple balconies delivering stunning sea views across Poole Harbour and beyond.

Dolphin Quays' marble-lined foyer offers a secure & elegant environment with 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 regularly departing from the quayside to beautiful Brownsea Island and Sandbanks, beyond. Offered with no forward chain, viewing is highly recommended.

- **Triplex Waterfront Penthouse**
- **Extensive Sun Terraces and Multiple Balconies**
- **Large Open-plan Living room/Diner**
- **24-Hour Concierge**
- **NO ONWARD CHAIN**



### **Entrance Hall 17'8" x 14'6" (max) (5.39 x 4.42 (max))**

A spacious entrance hall with inset spotlights, neutral décor & carpet flooring. Fitted floor to ceiling coat cupboard. Radiator. Stairs leading to the above levels. Doors to the three bedrooms, family bathroom and utility cupboard.

### **Utility Cupboard 6'2" x 3'6" (1.90 x 1.09)**

Situated within the hallway, with ample space/plumbing for a washing machine, tumble dryer and laundry storage.

### **Master Bedroom 16'9" x 16'2" (max) (5.11 x 4.95 (max))**

Situated to the front aspect on the lower level is this well-proportioned & generously sized Master Bedroom featuring patio doors which lead out onto a sun terrace overlooking incredible views over the Quay. Full height fitted wardrobes, carpet flooring, inset spot lights & radiator. Access to a further balcony, shared with bedroom 3. Door to en-suite:

### **Master En-suite 9'0" x 8'9" (2.75 x 2.68)**

A generously sized Master en-suite bathroom with a white suite with an over-sized bath with central mixer tap, a wall mounted wash basin with wall-mounted mirror over, a concealed cistern low level WC, plus a separate shower cubicle with glazed door and chrome mixer controls. White heated towel radiator. Cream tiled walls featuring inset triple tiered feature glass shelving and a tiled floor. Inset spotlights. Extractor fan.

### **Master Bedroom Terrace 16'2" x 8'7" (4.95 x 2.62)**

Sliding patio doors lead onto to a decked roof terrace with breathtaking panoramic harbour views.

### **Bedroom Three 16'2" x 13'10" (max) (4.93 x 4.23 (max))**

Situated also on the lower level is bedroom 3, a well-proportioned dual aspect double bedroom with access to a 'Jack & Jill' styled balcony, shared with the Master bedroom. Fully fitted double wardrobes, inset spot light sand wall lights. Radiator. Carpet flooring.

### **Family Bathroom 10'9" x 5'8" (3.28 x 1.74)**

A generously sized bathroom with a white suite with an over-sized bath with central mixer tap, a contemporary vanity unit wash basin with wall-mounted mirror over, a concealed cistern low level WC, plus a separate shower cubicle with glazed door and chrome mixer controls. White heated towel radiator. Cream tiled walls featuring inset triple tiered feature glass shelving and a tiled floor. Inset spot spotlights. Extractor fan.

### **Master Bedroom & Bed 3 Shared Balcony 11'9" x 6'3" (3.59 x 1.93)**

A 'Jack & Jill' styled interconnecting balcony accessed via the Master Bedroom & bedroom 3 enjoying further side aspect water views.

### **Bedroom Two 17'2" x 12'4" (5.24 x 3.77)**

Situated on the lower level alongside bedroom 3 is this well-proportioned spacious double bedroom featuring a further balcony. Full height fitted wardrobes, carpet flooring, inset spot lights, wall lights & radiator. Door to en-suite:

### **Bedroom Two En-suite 12'3" x 5'11" (3.75 x 1.81)**

A generously sized Master en-suite bathroom with a white suite with an over-sized bath with central mixer tap, a wall mounted wash basin with wall-mounted mirror over, a concealed cistern low level WC, plus a separate shower cubicle with glazed door and chrome mixer controls. White heated towel radiator. Cream tiled walls featuring inset triple tiered feature glass shelving and a tiled floor. Inset ceiling spotlights. Extractor fan.

### **Bedroom Two Balcony 11'9" x 2'5" (3.60 x 0.75)**

Sliding patio doors leading out onto the full width bedroom balcony to the side aspect with water views.

### **Landing 10'7" x 9'5" (max) (3.25 x 2.89 (max))**

Stairs to the mid-level living accommodation bypass a window to the rear aspect. presenting the neutrally decorated oak floored landing. Adjacent doors approach the kitchen and living room, WC and boiler cupboard. Inset spotlights.

### **WC 4'8" x 3'0" (1.43 x 0.93)**

Accessed via the mid-level landing area. Contemporary wall mounted wash basin with mirror over, a low level WC. Oak flooring, Inset spotlight

### **Kitchen 17'6" x 9'7" (5.35 x 2.94)**

Dually Accessed via the hall way and through the living room open plan configuration. A recently fitted top-quality Miele fitted kitchen with Miele appliances including a 90cm

Induction hob beneath a glass and stainless steel canopy. Triple electric ovens featuring a hot plate oven, integrated dishwasher, full-height Fisher & Paykel Fridge freeze with water/ice dispenser. Inset spotlights and additional under-unit lighting. A range of high gloss flat-fronted taupe base cupboards and wall storage units. featuring stylish white Silestone surfaces with inset 1 1/2 bowl stainless steel sink and drainer with a waste disposal unit and Quooker hot tap. Tiled flooring.

### **Living Room 28'10" x 19'0" (max) (8.81 x 5.80 (max))**

A superb reception room benefitting from outside access to both levels. This bright and extensive open plan reception room enjoys dual aspect views with full-height glazing to the front aspect with breathtaking harbour views. Oak paneled flooring, wall lights and inset spot lights, neutral décor & radiators. Sliding patio doors to the decked roof terrace and a further door leading to the living room balcony. Oak staircase leads to the upper mezzanine level.

### **Living Room Sun Terrace 11'10" x 8'8" (3.61 x 2.66)**

Full-height glazing and sliding doors lead onto a decked generously sized south facing sun terrace, enjoying the breathtaking harbour views.

### **Living Room Balcony 9'6" x 6'2" (2.91 x 1.88)**

A further balcony to the far side of the living room, enjoying panoramic views across the harbour and Holes Bay.

### **Mezzanine Living Room 28'10" x 19'0" (8.81 x 5.80)**

The upper level of this magnificent mezzanine level reception room accesses the outside via a further waterfront balcony enjoying stunning panoramic views at one of the highest floor of this prestigious development. Oak flooring, neutral decor, radiator & inset spotlights. Oak staircase leading down to the open plan living room.

### **Mezzanine Balcony 9'6" x 6'2" (2.91 x 1.88)**

Enjoying a sensational 'birds eye view' from a decked balcony at the highest floor of this prestigious development. Accessed via a fully glazed door onto the upper level of this magnificent mezzanine level reception room.

### **External**

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

### **Tenure**

Leasehold - 106 Years remaining, with a share in landlord, Dolphin Quays (2009) Ltd.

Service Charge: £14,000 Inc. Sinking Fund pa (2025)

Ground Rent: £1000 pa (2024) (doubling in 2040 and 20-yearly thereafter.)

EPC Rating C

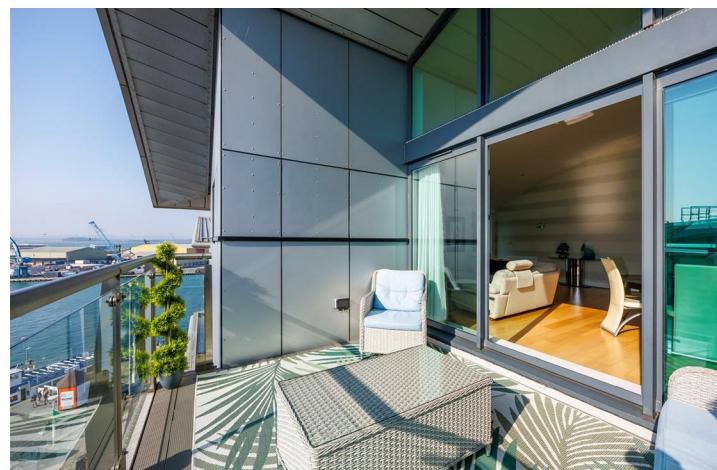
Council Tax Band E

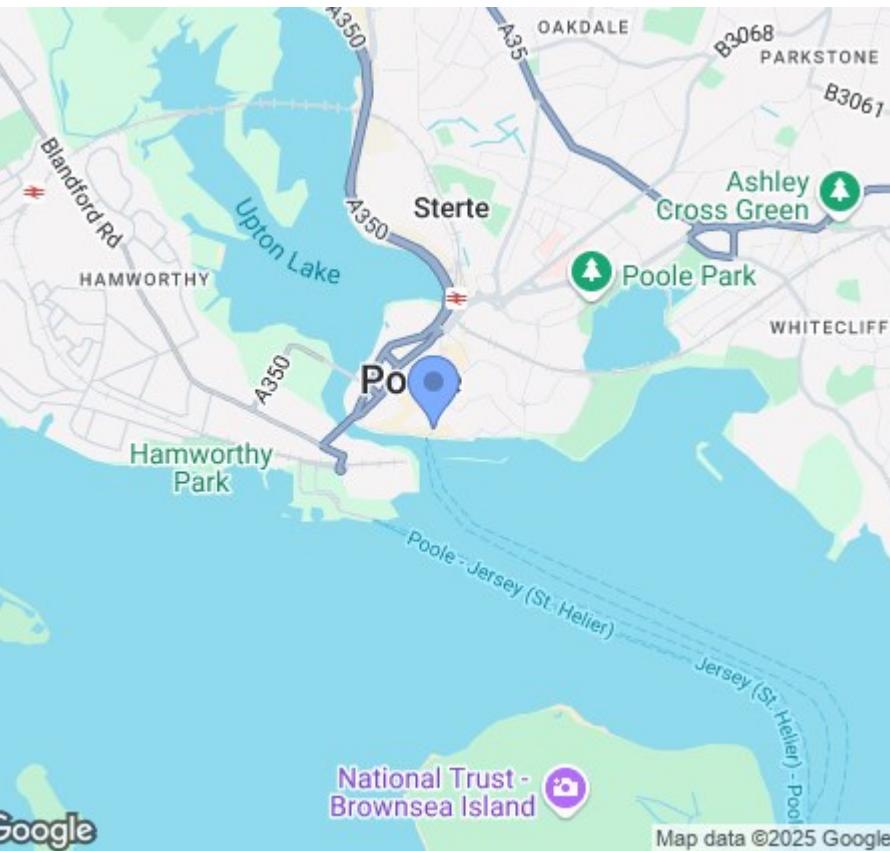
Material Information: Reinforced concrete-frame construction with concrete floors. External elevations mostly traditional brick and block, with areas of render and (predominantly high-level) decorative non-combustible rainscreen panels and Rockwool insulation.

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

Broadband:

Standard 14 Mbps 1 Mbps Good  
Superfast 62 Mbps 14 Mbps Good  
Ultrafast 1000 Mbps 1000 Mbps





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	76	76
(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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