

01202 683444

Orchard Plaza, 41 High Street

Poole, Dorset, BH15 1EG

www.quayliving.co.uk



Stabler Way, Poole

Poole, Dorset, BH15 4FJ

£239,950 Leasehold



- **Corner Aspect First Floor Apartment**
- **Master Bedroom With En-suite**
- **Well Presented Throughout**
- **Communal Courtyard Garden**
- **Undercover Parking Space**
- **Two Double Bedrooms**
- **Light & Spacious Living Accomodation**
- **Contemporary Integrated Kitchen**
- **Walking Distance to Poole Quay**
- **No Onward Chain**

This stunning corner frontage apartment is situated in prime position within Carters Quay opposite Poole Quay. This superb position is just across Poole's historic lifting bridge and within walking distance of Poole Quay's amenities, transport links and ferry ports.



Hallway 12'10" x 4'9" (3.93 x 1.46)

A most generous and light entrance hallway area approaches the inner hallway to this spacious apartment. Full height window overlooking the communal courtyard below. The inner hallway contains generous double storage cupboard with space and plumbing for a washing/dryer.

Sitting Room/Diner 14'9" x 14'1" (4.5 x 4.3)

An attractive bright and spacious living area adjoins the kitchen of this corner built apartment, with dual aspect benefits and a Juliet balcony. Recessed spot lighting. Grey carpet flooring. Radiator.

Kitchen 9'10" x 6'6" (3.0 x 2.0)

Within the open plan living accommodation is the dual aspect kitchen area. A top-quality contemporary grey fitted kitchen with fitted appliances, including a gas 4-burner hob beneath a extractor stainless steel canopy. Electric oven, integrated dishwasher, full-height fitted fridge/freezer. Ceiling spotlights. A range of flat-fronted grey base cupboard with white wall storage units. 1 1/2 bowl stainless steel sink and drainer with chrome mixer. Gloss tiled flooring. Integrated GlowwormBoiler.

Master Bedroom 16'0" x 8'6" (4.9 x 2.6)

An impressive master suite with built in mirror fronted double wardrobes approaching the en-suite. full height window. Grey carpet flooring. Radiator. Pendant light.

En-suite 3'3", 22'11" x 4'11" (1,7 x 1.5)

A fully ceramic tiled shower room benefitting from a double shower. Wall mounted hand basin with mixer tap and wall mounted mirror over. Shaver point. Push-button WC. Chrome heated towel rail. Recessed spot lighting.

Bedroom 2 12'5" x 7'10" (3.8 x 2.4)

Generous double second bedroom featuring a full height window. Grey carpet flooring. Radiator. Pendant light.

Bathroom 6'6" x 6'2" (2.0 x 1.9)

Spacious, contemporary bathroom with white three-piece suite. Recessed spotlighting, shower over bath with glazed shower screen and ceramic wall & floor tiling. Wall mounted hand basin with mixer tap and wall mounted mirror over. Shaver point. Push-button WC. Chrome heated towel rail.

Outside

Attractive communal courtyard, bike storage and one undercover allocated parking space.

Tenure

Leasehold; 150 years from 2014, 138 years remaining.

Service Charge: £2,027pa

Ground Rent: £100 pa

EPC Rating B

Council Tax Band C. BCP Council £1822.55 (2024)

Material Information: Timber frame construction under a pitch tiled roof, Exterior walls part brick construction, cementitious panels and render.

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

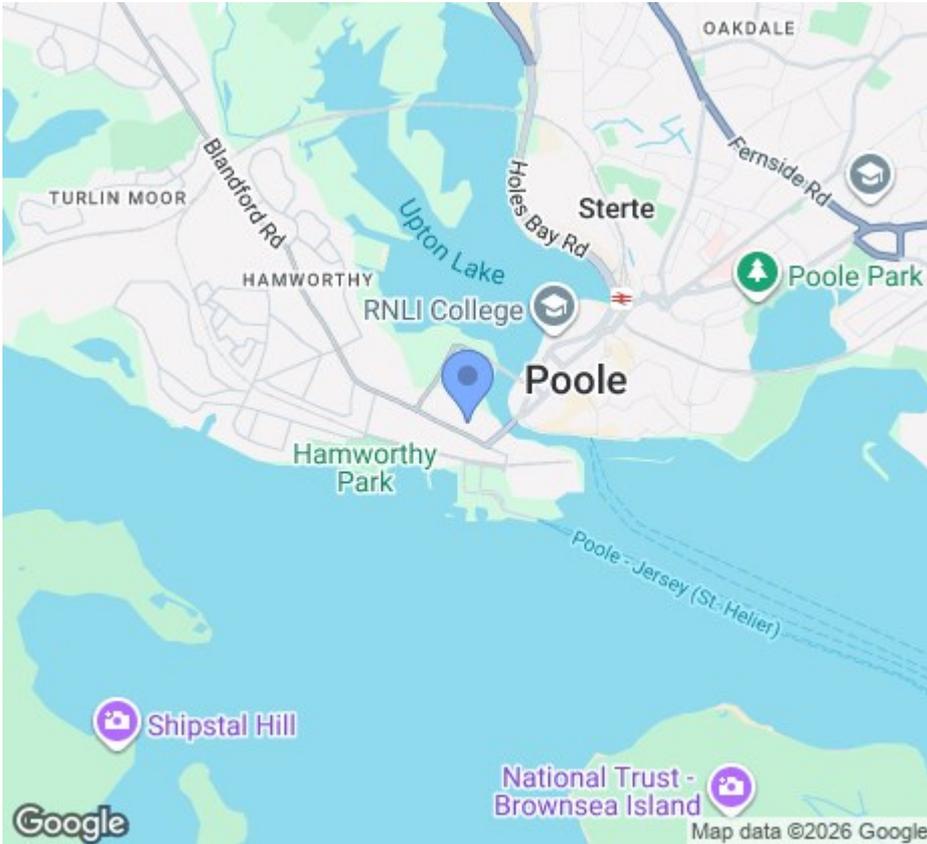
Broadband: Standard 15 Mbps 1 Mbps Good
Superfast 80 Mbps 20 Mbps Good
Ultrafast Not available Not available



FIRST FLOOR
1361 sq.ft. (126.4 sq.m.) approx.



TOTAL FLOOR AREA: 1361 sq.ft. (126.4 sq.m.) approx.
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		83	83
		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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