

01202 683444

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

www.quayliving.co.uk



Rowes Warehouse, Castle Street, Poole

Poole, Dorset, BH15 1BQ

£325,000 Leasehold



- **Penthouse Waterfront Apartment**
- **Dual Aspect Elevated Harbour Views**
- **Generously Proportioned Throughout**
- **Gate Secured Allocated Parking Space**
- **EPC Rating D**
- **Three Double Bedrooms**
- **2 Bathrooms**
- **Charming Period Features**
- **Council Tax Band E**
- **No Onward Chain**

A beautifully restored former warehouse penthouse apartment with direct views of The Quay, Poole Harbour and Brownsea Island.

This charming character property is immaculately presented and generously sized (1216 Sq Ft) offering 3 bedrooms & 2 bathrooms, with the added benefit of secure on-site parking, making this property either the perfect weekend get-away or a delightful full-time home.

SHORT TERM HOLIDAY LETS NOT PERMITTED.



Communal Entrance

With secure access from Castle Street, off Poole Quay, the property is approached via a wide staircase providing access to the fifth floor.

Hallway

Accesses the principal rooms. Exposed beam ceiling with recessed downlighters. Carpet flooring. Door entryphone. Dado Rail.

Kitchen 11'4" x 10'4" (3.46 x 3.16)

A generously proportioned character kitchen featuring an exposed beam ceiling, enjoying easterly harbour views from the kitchen sink. A comprehensive range of wall & base units with granite effect worktops, with integrated appliances including a gas hob, electric oven with extractor hood, and space for a dishwasher. 11'2" bowl sink with chrome mixer tap. Glow worm boiler. Inset spot lights. Access to the Utility room.

Utility Room 5'8" x 3'11" (1.73 x 1.20)

Accessed via the kitchen providing space for a fridge/freezer alongside space and plumbing for a washing machine & tumble dryer.

Living Room 23'9" x 15'3" (7.24 x 4.66)

An impressively light & spacious dual aspect living room diner benefiting from an exposed beam vaulted ceiling, enjoying elevated far reaching panoramic views over Poole Quay and the Harbour beyond. Delightful, cosy front aspect window seat, the ideal spot to watch the seasonal Quay front firework displays. Carpet flooring. 2 Radiators. Wall lights and ceiling lights. Tv point.

Bathroom 10'11" x 8'7" (max measurements) (3.34 x 2.64 (max measurements))

Located to the rear of the property featuring a dado rail, recessed spotlighting, shower over an oversized bath with glazed shower screen and partially tiled walls with tiled flooring. Pedestal hand basin, tiled splashback. WC. Radiator.

Master Bedroom 23'3" x 10'7" (7.09 x 3.24)

An impressively sized Master Bedroom with a wealth of character and charm. The bedroom features exposed beams within the vaulted ceiling and a vast range of wardrobe storage as well as a mezzanine loft space, ideal for further storage. Delightful window seat south-facing panoramic views

over Poole Quay and the Harbour beyond. Carpet flooring, Radiator. Recessed spot lighting.

En-suite 7'3" x 5'7" (2.21 x 1.72)

A spacious en-suite with a corner shower. Pedestal hand basin. WC. Radiator. Recessed spotlighting.

Bedroom 2 16'4" x 9'10" (4.98 x 3.02)

A well proportioned double bedroom with stunning side aspect harbour views and an exposed beam ceiling. Carpet flooring. Dado rail. Radiator. Pendant ceiling light.

Bedroom 3 14'1" x 10'7" (max measurements) (4.31 x 3.24 (max measurements))

A further well proportioned bedroom with side aspect harbour views. Exposed beam ceiling. Carpet flooring. Dado rail. Radiator. Pendant ceiling light.

Outside

The property has the benefit of one secure garage space behind a remote-controlled roller-shutter door, accessed from Castle Street.

Tenure

Leasehold for a term of 189 years from 1997 with 161 years unexpired.

Service Charge £2800 per annum (2025)

Ground rent - £225 Per annum (2025)

Council Tax Band E - BCP Council

Material Information - Solid Brick Construction

Flood Risk : High risk of surface water flooding.
Medium risk of flooding from rivers and the sea.
This information is not specific to a property.

Flood defenses have been implemented up to Poole Quay Bridge.

Broadband Speeds Standard 12 Mbps 1 Mbps Good
Superfast 67 Mbps 20 Mbps Good
Ultrafast 1000 Mbps 100 Mbps Good



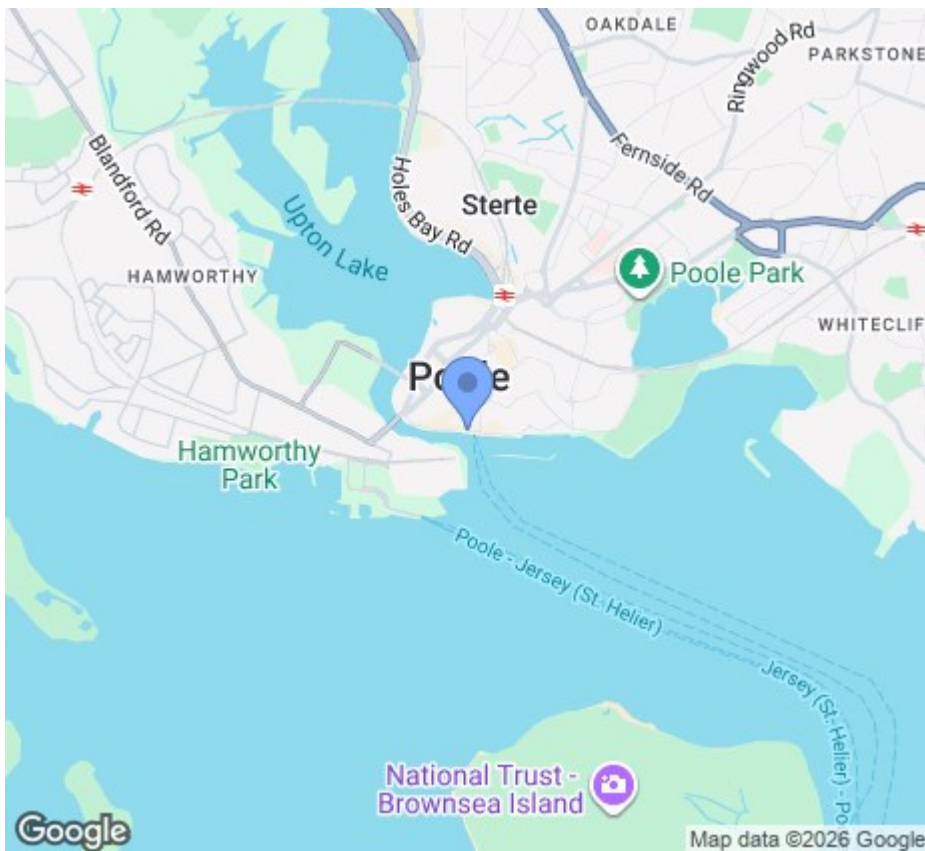
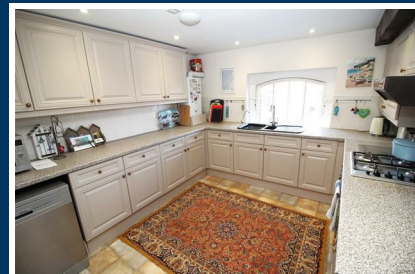
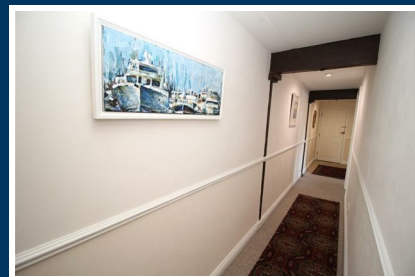
FIFTH FLOOR



Quay

LIVING

Measurements are approximate. Not to scale. Illustrative purposes only. Made with Metropix G225



| 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 | | 56 | 70 |
| | | 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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