

01202 683444

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

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**5 Puffin House Stone Close**  
**Hamworthy, Poole, Dorset, BH15 4GE**  
**£235,000 Leasehold**





- Spacious One-bedroom Apartment
- Spacious Balcony
- Upgraded Shower Room
- Secure Parking
- Council Tax Band C
- Podium Level (First Floor)
- Delightful Views
- Fully Fitted Kitchen
- EPC C

Enjoying delightful harbour views from its spacious balcony, this one double-bed apartment offers an idyllic lifestyle, with Poole Harbour, Hamworthy Park and historic Poole Quay all within a short stroll of this private, gated development. Situated at podium level (first floor) the apartment comes with one secure car parking space and further visitors' parking is available. Modern kitchen and upgraded shower room. Gas central heating. Balance of 250 year lease.



A wonderful opportunity to acquire a superbly-located one double-bedroom apartment with great outside space in a quiet and private modern development just moments from the water's edge. Bright reception room with sliding double balcony doors, spacious bedroom with fitted wardrobes. Upgraded shower room with easy-access, walk-in shower. Allocated secure parking space with additional visitors' spaces. Gas central heating. 232yr lease remaining.

### **HALLWAY 10'6" x 4'3" (3.2 x 1.3)**

Accessed by communal lift and stairs to the first floor, the front door opens into a broad hallway with full-height cupboard, separate boiler cupboard, door entryphone, radiator. Doors to all rooms.

### **LOUNGE/DINER 16'2" x 14'4" (4.92 x 4.36)**

With full-height, west-facing, glazed tilt-and-slide balcony doors, multi-arm pendant light fittings, feature vertical radiator, cream carpets, radiator, TV and satellite aerial points. Archway to;

### **KITCHEN 8'6" x 6'2" (2.59 x 1.89)**

Fully-fitted kitchen with an attractive range of timber-faced wall cupboard and base units with contrasting charcoal work surfaces with inset sink and drainer, gas hob with stainless steel extractor over and electric oven beneath. Integrated fridge/freezer, 8-place dishwasher, Bosch washer/dryer. Large-format slate-style floor tiles.

### **BEDROOM 14'4" x 9'5" max (4.36 x 2.88 max)**

With west-facing window overlooking the communal courtyard, 10-arm feature light fitting. Attractively decorated with contrasting feature wall, double fitted wardrobe. Radiator.

### **SHOWER ROOM 9'5" x 6'4" (2.88 x 1.92)**

Tastefully upgraded with feature spotlights, a large, low-threshold walk-in shower with chrome riser rail, extended shower tray and glazed screen, fabulous

pebble-effect floor tiling, hand basin with chrome mixer tap. push-button WC, shaver point.

### **BALCONY 21'9" x 5'0" Av (6.62 x 1.53 Av)**

Spacious balcony at podium level with metal balustrading and buff paving offering room for alfresco dining and relaxing. West facing, with charming water views across the communal landscaping and wonderful sun-sets!

### **EXTERNAL**

The apartment comes with an allocated car parking space in the secure ground floor parking area. In addition, there are a number of visitors' spaces. There is a communal bin store and cycle parking.

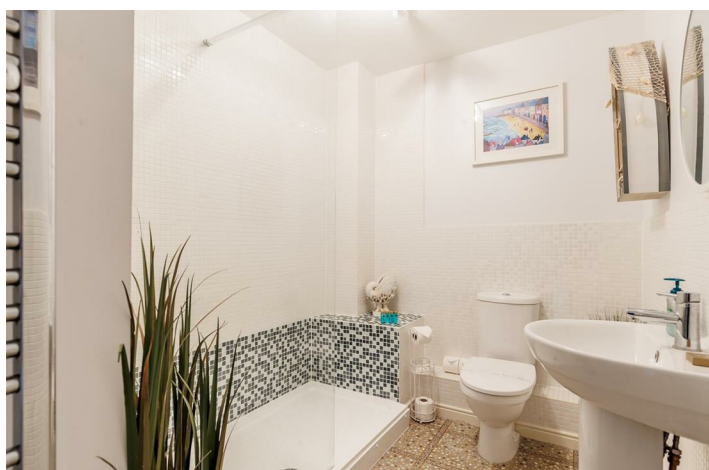
### **TENURE**

Leasehold for a term of 250 years from 2005 with 232 years unexpired.

Ground rent £125 per annum

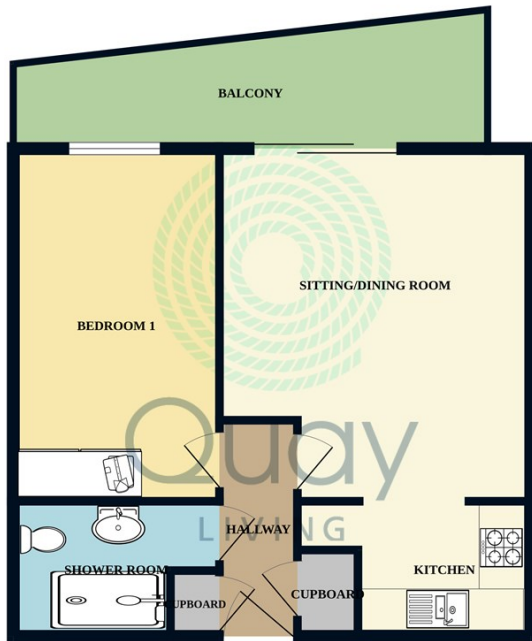
Service Charge 2023/24 £2,300pa

Council Tax Band C & EPC C

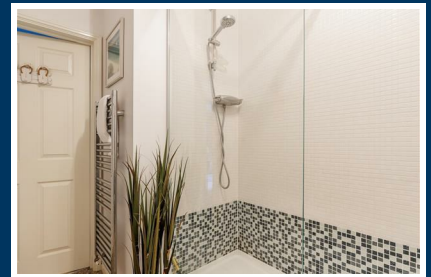




GROUND FLOOR  
526 sq.ft. (48.9 sq.m.) approx.



TOTAL FLOOR AREA: 526 sq.ft. (48.9 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C	80	80
(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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