

01202 683444

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

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Quay Point, Poole  
Poole, Dorset, BH15 1BQ  
£165,000 Leasehold



- **One Bedroom Third Floor Apartment**
- **High-gloss quality Kitchen**
- **Gas central heating**
- **Double glazing throughout**
- **Modern Bathroom**
- **1 Allocated Parking Space**
- **Lift and Level access**
- **EPC C**

Welcome to this charming flat located at Quay Point, Castle Street in the picturesque Old Town area of Poole. This delightful property offers a perfect blend of comfort and convenience.

The flat features a well-appointed dual-aspect reception room, modern kitchen and a double bedroom with modern fitted shower room. One of the standout features of this property is the secure parking for one vehicle, a valuable asset in this bustling area.

Residents will appreciate the ease of access to local amenities, including shops, restaurants, and stunning harbourside walks. This flat is perfect for those who appreciate a vibrant local community whilst enjoying the tranquillity of home. Don't miss the chance to make this lovely flat your new home.



## Entrance Hallway

Entered via secure and well-maintained common parts. Fitted wall lighting, video entryphone, radiator, wall thermostat, full-height storage cupboard with shelving and fuseboard.

## Sitting Room 12'9" x 11'5" (3.89 x 3.49)

A pleasant corner room benefitting from two double windows to north and east elevations. Ceiling cornicing, wall lighting, TV point, radiator.

## Bathroom 8'1" x 6'0" (2.48 x 1.84)

A modern, bright fitted shower room with white high-gloss wall tiling, walk-in shower with glazed screen and thermostatic shower. Hand basin with Hollywood vanity mirror, low level WC, white gloss floor tiles, extractor and recessed ceiling spotlight.

## Kitchen 9'4" x 7'8" (2.85 x 2.35)

A well-appointed modern quality kitchen with flat-fronted high gloss units, contrasting worktops with inset 1.5 basin with monoblock tap and tiled splashbacks. Double window to side, multi-directional ceiling lights. Neff electric oven, electric hob with stainless steel and glazed hood, undercounter fridge and separate freezer. Range of wall cupboards with under-unit lighting. Base cupboards with corner carousel, plumbing for washer/dryer. Wall-mounted gas boiler. White high-gloss floor tiles.

## Bedroom 12'9" x 8'7" (3.89 x 2.62)

Comfortable double bedroom with double, top-hinged opening window. Smooth set ceiling with cornice. Fitted wardrobe with hanging and shelf space. Occasional lighting, radiator.

## Outside

Accessed via electric gates and with pedestrian access directly from the communal foyer, the apartment benefits from a secure, covered, private parking space.

## Tenure & Charges

999 years from December 1959

Ground rent £0 share of freehold included

Service Charge £369.34 Per Quarter

Council Tax Band B

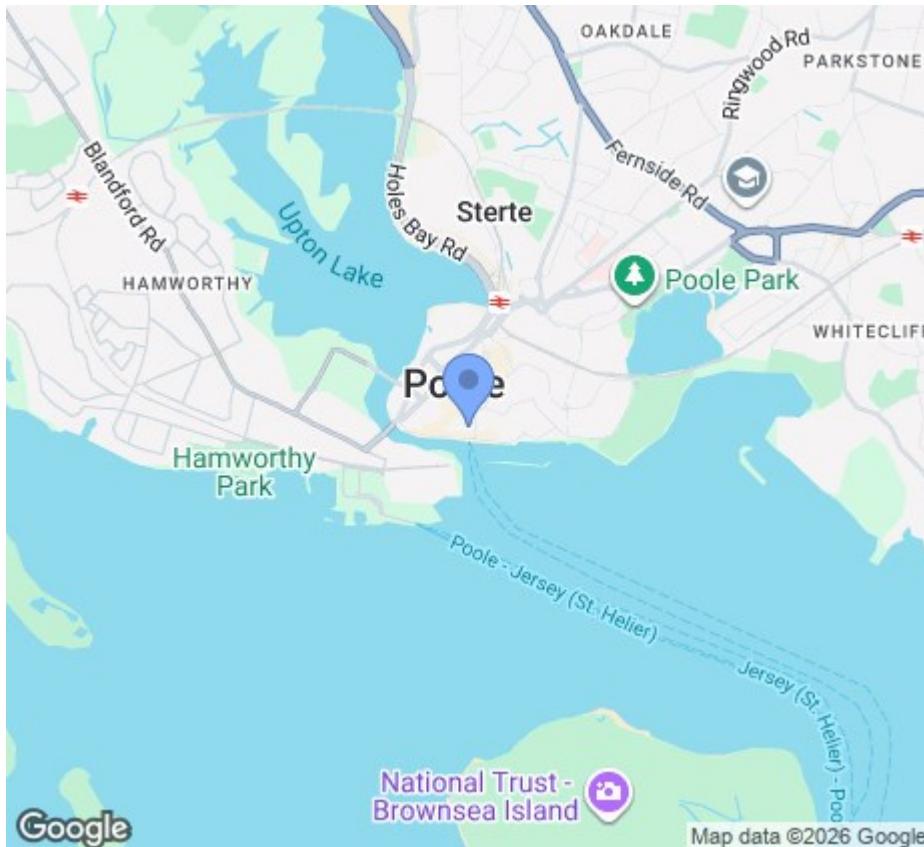


Approx Gross Internal Area  
44 sq m / 473 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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		
(11-20)	G		
Not energy efficient - higher running costs			
England & Wales		74	79
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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