

01202 683444

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

www.quayliving.co.uk



**63 Dolphin Quays
Poole, Dorset, BH15 1HH
£1,275**



- Two Double Bedrooms
- Open Living room/ Diner
- Two Bathrooms
- EPC Rating B
- Allocated Parking & 24 Hour Concierge

- Immaculately Presented Throughout
- Fully-Fitted Miele Kitchen
- Gas Central Heating
- Council Tax Band D
- Available Now!!

Quay Living are delighted to offer for Rent this spacious apartment within the prestigious Dolphin Quays waterfront development situated on Poole Quay.

Luxury two double bedroom, two bathroom apartment located on the fourth floor, with side sea views from the Master bedroom towards Poole Harbour and beyond. Dolphin Quays' marble-lined foyer offers a 24 hour uniformed concierge and further benefits from secure on-site car parking.

The apartment offers an open plan lounge and dining area with a contemporary Miele fitted kitchen providing fridge/freezer, washer/dryer, dishwasher, oven, hob and extractor. Family bathroom and two double bedrooms with the master bedroom benefiting from fitted wardrobes and an en-suite with shower.

Available NOW for a long term let on an unfurnished basis.

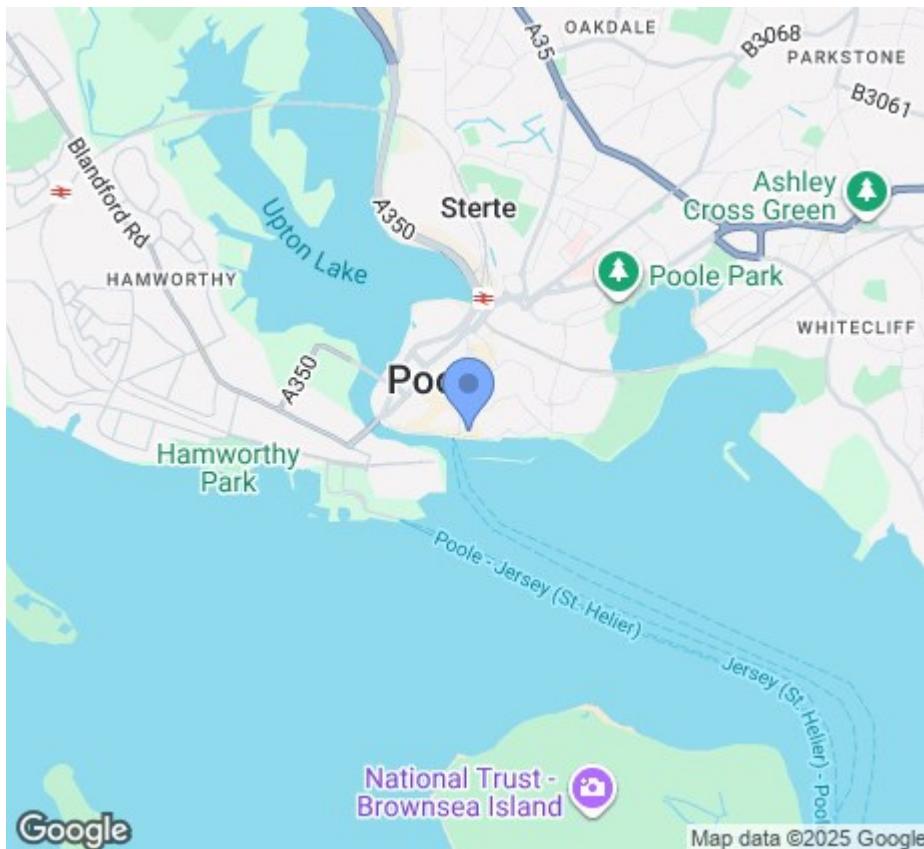




FOUTH FLOOR



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		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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