



Dolphin Quays, Poole
Dorset, BH15 1HH

HEARNES
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Dolphin Quays, Poole, Dorset, BH15 1HH

Freehold Price £270,000

An immaculate and extremely spacious 1275 sq ft two double bedroom, 2 bathroom 2nd floor apartment with an impressive triple aspect kitchen/lounge/diner, two Juliet balconies and secure private parking within the popular Dolphin Quays development.

On entering the apartment, you get a feeling of quality with solid Cherrywood flooring and Oak doors coming off the large entrance hall. The lounge/kitchen/diner located at the front of the apartment is accessed through double doors and is a light and airy central hub of the apartment. The well-equipped kitchen is sectioned off to the left of the large room and has a variety of 'Miele' gloss cream coloured units and Neff integrated appliances including a full-size dishwasher, fridge/freezer, oven (with a range of modern settings including bread baking, slow roasting and pizza cooking etc), induction hob and extractor hood over. The kitchen has tiled flooring and although it is sectioned off from the lounge/diner there is an area of low units that open on to the dining area that you can also utilise as a breakfast bar meaning this offers great space for those who like to entertain. The lounge/dining area, which is carpeted, offers very versatile space and there are two tv points so that the positioning of the lounge can be changed taking advantage of the light provided by the triple aspect and Juliet balcony. The master bedroom has a beautiful and large floor to ceiling height Juliet balcony, fitted wardrobes and a luxury en-suite with floor and wall tiles, fitted shelves, mirror, a large bath and separate shower. The second bedroom is serviced by a family bathroom with tiled flooring.

Additional benefits include a 4-year-old combi boiler, recessed spotlights throughout the hall and bathrooms, UPVC double glazing throughout, additional storage cupboards including a walk in, tiled utility large enough to house a washing machine, separate tumble dryer and still offering a large amount of storage space. There is also secure private parking and a concierge desk that is manned 24 hours a day in the main foyer, with the apartment offering a phone to dial through directly giving great peace of mind to any residents. This apartment has very easy access from the car park space to the front door via a private lift so there is not a great distance to walk with shopping etc and as you walk you get a variety of sea views across the quay.

The current owners have enjoyed living in the heart of Poole and have mentioned how easy it is to attend many of the summer events the Quay hosts including Bike night, car night and the fireworks throughout the Summer as well as being within easy reach of Poole Town Centre where there are a range of independent shops including M&S, Boots, a large supermarket and there are also a couple of small local supermarkets very close to Dolphin Quays. Two of the five restaurants that make up part of the development offer discounts to residents. Poole Train Station is about a mile away, with a travelling time of two hours to London. Poole Quay offers a wide variety of restaurants, bars, shops as well as boat excursions to Brownsea Island, Swanage and Wareham which the current owners have enjoyed on a number of occasions including the Shakespeare open air concert that is put on once a year.

Term of Lease: 130 years less 3 days commencing 14 Mar 2000

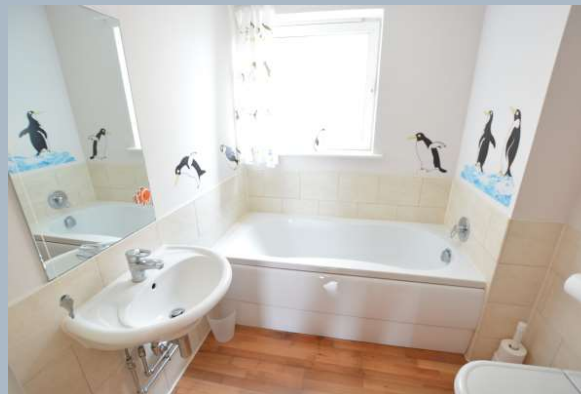
Maintenance Charges: £2,179.63 per ½ year

Ground Rent: £200 per ½ year

COUNCIL TAX BAND: F

EPC RATING: B

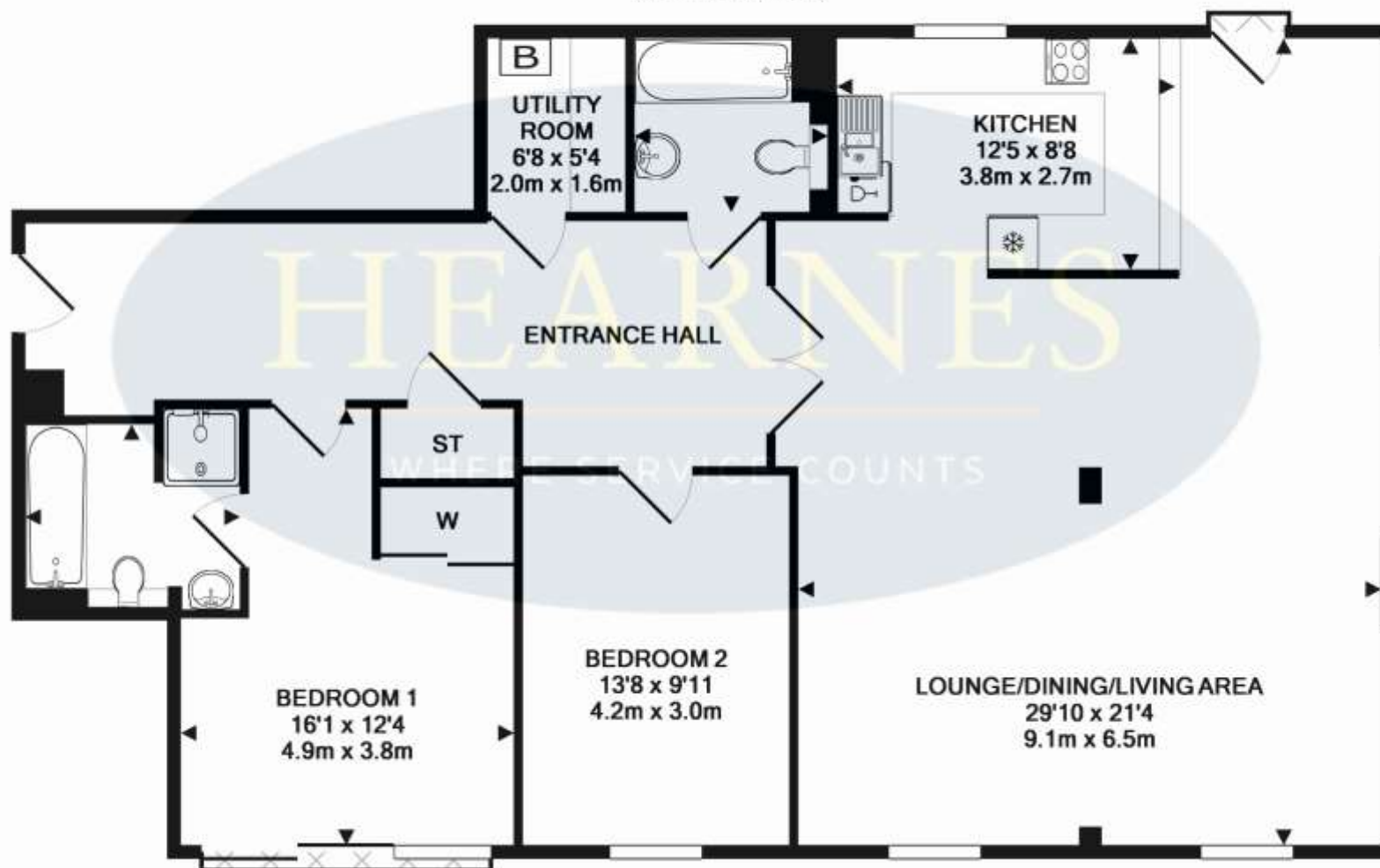
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.





TOTAL APPROX. FLOOR AREA 1275 SQ.FT. (118.5 SQ.M.)

Whilst every attempt have been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective buyer. Produced by Swift Energies 07512 365 141
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18-20 Parkstone Road, Poole, Dorset, BH15 2PG Tel: 01202 377377 Email: poole@hearnes.com www.hearnes.com

OFFICES ALSO AT: BOURNEMOUTH, FERNDOWN, RINGWOOD & WIMBORNE

