



HEARNES

WHERE SERVICE COUNTS

Dolphin Quays, The Quay, Poole
Dorset, BH15 1LF

Dolphin Quays, The Quay, Poole, Dorset, BH15 1LF

LEASEHOLD PRICE £588,000

A stunning split-level waterside quadruple aspect penthouse with a magnificent 38'x21' roof terrace affording breathtaking views over Poole Harbour to Sandbanks and Brownsea Island, The Quay and inland over the town. This outstanding apartment has stylish accommodation of over 2,000 sq ft and occupies the entire top floor of the east wing of the development, offering privacy and shelter from the front along with windows on all four aspects affording interesting views all round. Completed in 2004, the property has been with the same owner who now offers it for sale with immediate vacant possession.

A particular feature is how spacious and bright it feels throughout, with various double height windows which follow the contours of the curved, vaulted roof in the living area and main bedroom. Another point worthy of note is the mezzanine level, used as a second sitting room with ever changing views over the Quay. On a sunny day, it really is a wonderful position allowing sun to pour in through all the windows, cascading light in abundance. There are 3 double bedrooms, 2 bathrooms, a contemporary kitchen/family/dining room, separate utility area and an additional westerly facing balcony. The outside terrace has a sun awning, weatherproof low maintenance decking, stainless steel and glass balustrades and inset floor spot lights. The views there really are stunning with a variety of outlooks from each aspect.

Benefits of the property include fitted flooring and blinds, fully tiled bathrooms with contemporary white suites, stylish kitchen area with potential to extend, gas central heating via radiators, double glazing, and secure parking in the private multi storey car park for Dolphin Quays accessed via the lift. The Penthouse comes with 2 allocated corner parking spaces: 90A and 116A.

Feeling like a quality hotel, the communal areas of Dolphin Quays include an impressive entrance lobby with a concierge desk, manned 24 hours each day by porters who provide an excellent service to residents. This degree of security offers peace of mind and a safe environment for both full time owners and those wishing to use it as a holiday home. The immaculate communal areas are spacious and welcoming with lovely paintings and reading area. Dolphin Quays is the perfect location with lovely walks from the foyer leading along the Quay through to the Harbourside. Whitecliff and Poole Parks are within easy walking distance, along with Old Town Poole and the Dolphin Centre for shopping. Poole train station is about half a mile away with a current travelling time of two hours to London. Poole Quay offers a wide range of restaurants, bars and shops as well as boat excursions to Brownsea Island, Swanage and Wareham. Also, a perfect place to look at the beautiful boats and the hive of activity on the water, which offers a constantly changing outlook.

Ground rent: £500 per annum Service Charges: £4,035 per annum

Leasehold 115 years remaining

COUNCIL TAX BAND: F

EPC RATE: C

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

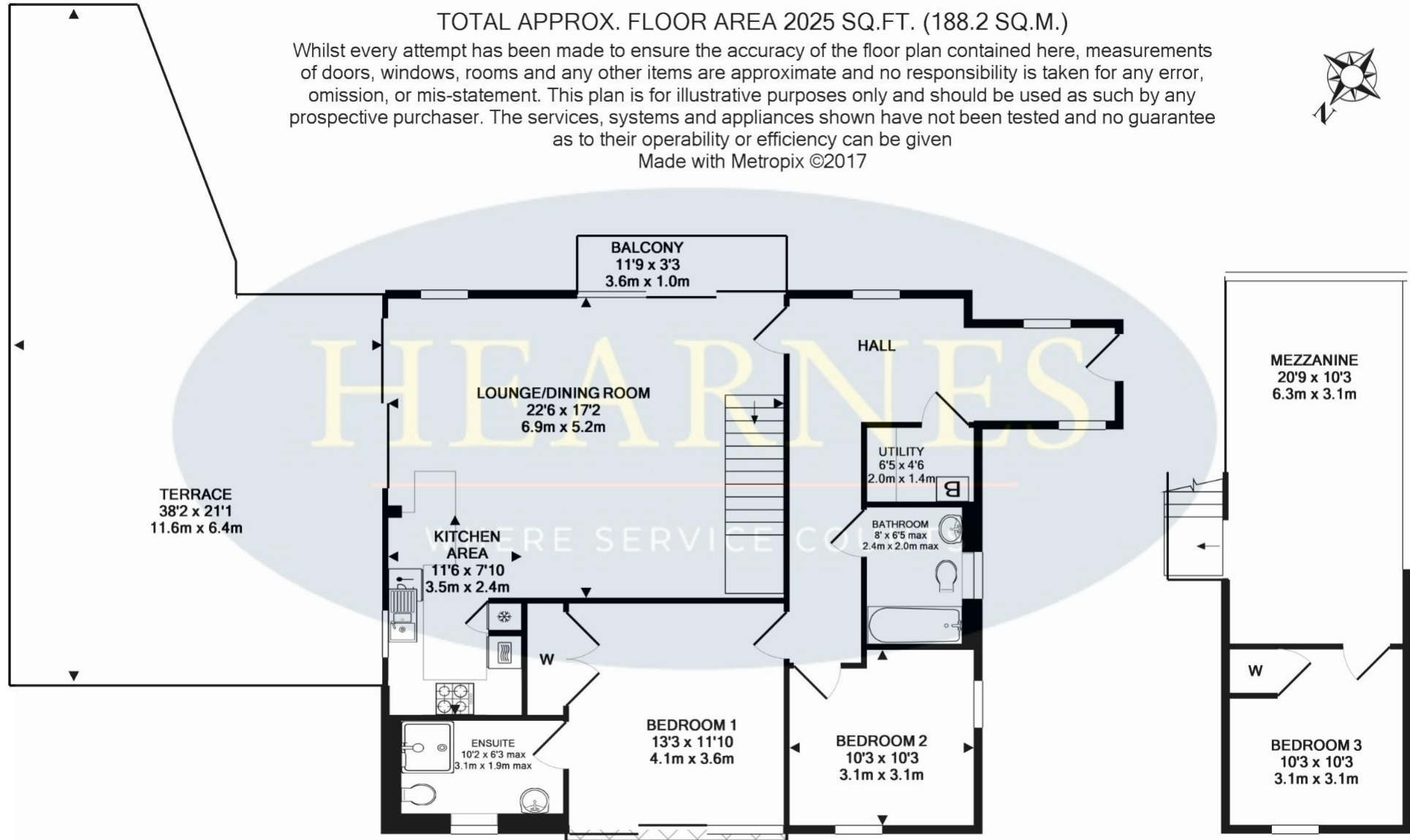




TOTAL APPROX. FLOOR AREA 2025 SQ.FT. (188.2 SQ.M.)

Whilst every attempt has 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 purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

Made with Metropix ©2017







Close up view from terrace



HEARNES

WHERE SERVICE COUNTS

www.hearnes.com

18 - 20 Parkstone Road, Poole, Dorset, BH15 2PG

Tel: 01202 377377 Email: poole@hearnes.com

Offices also at: BOURNEMOUTH, FERNDOWN, RINGWOOD & WIMBORNE