

01202 683444

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

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**High Street**  
**Poole, BH15 1EG**  
£175,000 Leasehold





- Moments From Poole Quay
- Ninth Floor
- Open Plan Lounge Diner
- Gas Central Heating
- Lift & Level Access
- Balcony
- One Bedroom
- Integrated Kitchen Appliances
- Heart of Old Poole Town
- Council Tax B & EPC B

A ninth-floor balcony fronted apartment in the sought-after Orchard Plaza development, moments from Poole Quay and with the historic Old Town on its doorstep. Town centre shopping, Poole's mainline railway station, and the Lighthouse entertainment complex are all within convenient walking distance. Harbourside Park is perfect for afternoon strolls.

Orchard Plaza has been completely re-clad and re-insulated as part of fire precaution works paid for by the original builders. Additional compartmentation and the installation of a building-wide fire alarm have now made this one of the safest high-rise apartment blocks in the country.





## LOCATION

Based in the heart of Poole Old Town, this bright one-bedroom property would make a great first home or a perfect weekend hideaway. Historic Poole Quay is just a short stroll, with a fabulous variety of quality pubs and eateries. Poole's shopping facilities and the Lighthouse theatre and concert hall are all within walking distance, as is the mainline train station with direct services to London Waterloo. The wide-open spaces of Harbourside Park offer great recreation and stunning harbour views.

## ENTRANCE HALL

Access to the building is via an impressive access-controlled communal foyer and dual passenger lifts to the ninth floor. Front door opens into a spacious hallway with recessed spotlighting, entryphone, hallway double cupboard.

## HALLWAY 8'2" x 6'10" (2.49 x 2.09)

Spacious entrance hall with door to full-height storage cupboard housing a new Keston Combi2 30kw Boiler and Honeywell thermostat and wireless controller. Wall-mounted Entryphone. Timber laminate flooring with matching internal doors, recessed ceiling spotlighting. Radiator.

## SITTING ROOM/DINER 14'10" x 13'5" (4.52 x 4.10)

A bright and airy sitting room with glazed double doors to the balcony affording water glimpses. Dual pendant light fittings, radiator, TV aerial and satellite points. Ample space for dining table and sofas with the kitchen area to the far end. (Maximum measurements)

## KITCHEN AREA 7'10" x 7'0" (2.40 x 2.13)

Modern and well-appointed kitchen with fitted white gloss cabinets and drawers and contrasting grey work surfaces with inset stainless steel sink and drainer. Grey ceramic tiled splashback. Gas hob with Bosch electric oven beneath and stainless steel extractor over. Integrated fridge/freezer, Bosch washer dryer &

dishwasher. Recessed ceiling spotlights. Grey ceramic floor tiles.

## BEDROOM 1 11'10" x 9'11" (3.60 x 3.01)

Spacious double bedroom with dual aspect double-glazed windows enjoying views towards Brownsea Island. Double built-in wardrobe with mirror-faced sliding doors. Pendant lighting, radiator, TV and power points.

## BATHROOM 7'3" x 6'3" (2.21 x 1.90)

A fully-tiled shower room with white suite including walk-in double shower cubicle with chrome-framed glazed door and thermostatic shower. Vanity unit with inset wash basin with integral mirror and fitted light over. Chrome shaver socket. Low level wall-mounted WC. Cream ceramic tiled floor. Double glazed window. Heated towel rail.

## TENURE

Leasehold for a term of 125 years from 2008 with 109 years unexpired.

Ground rent £125pa

Service Charge £1,084.20pa (2022/23)

Council Tax Band B & EPC B

Flood Risk Level : Very Low

Material Information - Reinforced concrete-frame construction with beam-and-pot concrete floors. Penthouses of steel-framed construction under a profile-sheet metal roof. Non-combustible rainscreen-clad external elevations with solid aluminium exterior panels and Rockwool insulation. Gable ends finished in traditional brick and block.

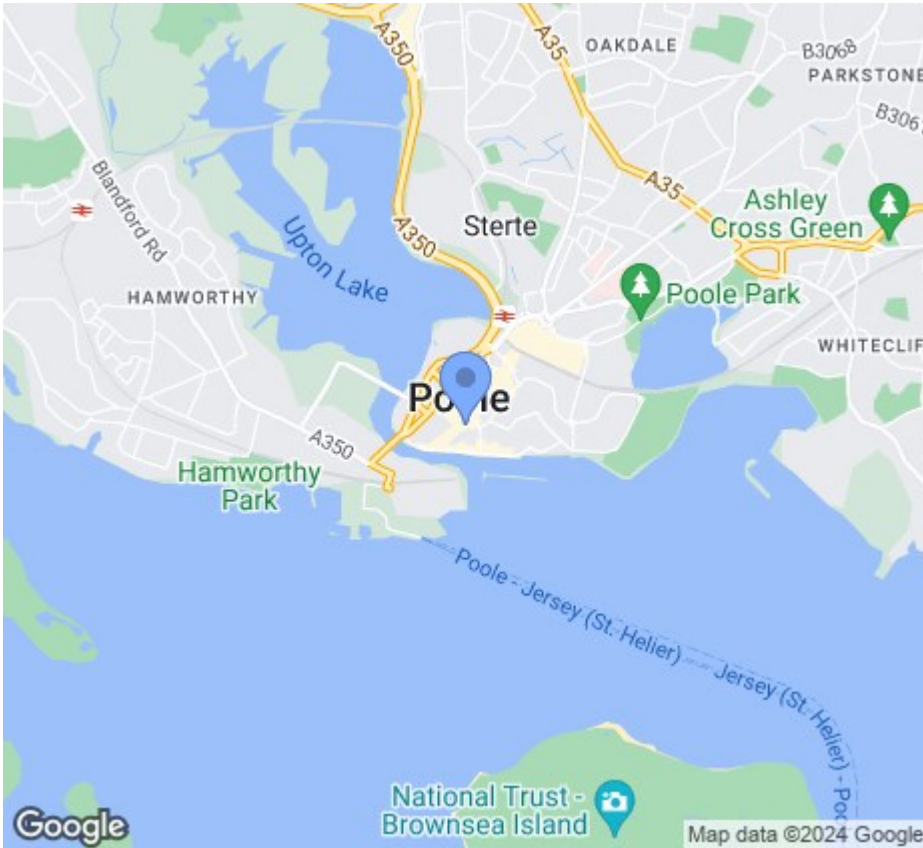
Broadband: Standard 17 Mbps 1 Mbps Good Superfast Not available Not available Unlikely Ultrafast 1000 Mbps 1000 Mbps Good



NINETH FLOOR  
445 sq.ft. (41.4 sq.m.) approx.



TOTAL FLOOR AREA - 445 sq ft. (41.4 sq m.) approx.  
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 | 81                      | 81        |
| (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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