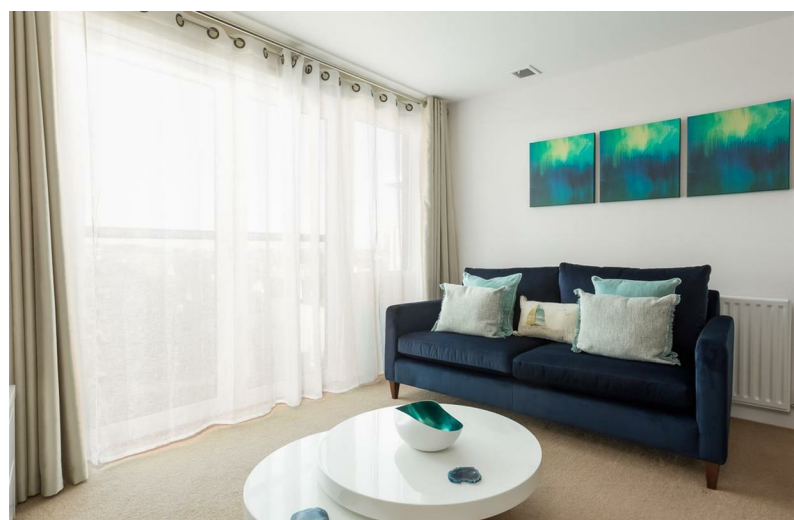


01202 683444

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

[www.quayliving.co.uk](http://www.quayliving.co.uk)



**402 Orchard Plaza**  
**Poole, Dorset, BH15 1EG**  
£230,000 Leasehold





- Moments from Poole Quay
- Two Double Bedrooms
- Juliet Balcony
- Gas Central Heating
- Council Tax Band C
- Fourth Floor
- Fully Fitted Kitchen
- Open Plan Living Accommodation
- EPC B
- Lift Access

Situated in the heart of Poole Old Town, this immaculate two double-bedroom fourth floor 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 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.



## LOCATION

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## HALLWAY 10'1" x 8'0" (max) (3.08 x 2.44(max))

Front door, wood effect flooring, inset spot lighting, thermostat, video entry system, airing cupboard/storage housing the Glow worm boiler, radiator, doors to living room, bedrooms and bathroom.

## LIVING ROOM / KITCHEN 20'4" x 14'0" (6.22 x 4.28)

Large southwest facing living room with double door Juliet balcony and fitted kitchen, Recessed ceiling spotlights. Smart range of cream, high-gloss, fitted wall cupboards, base units and drawers with contrasting timber-effect worksurfaces with inset twin-bowl sink and drainer. Electric cooker with gas hob over and stainless steel extractor hood. Integrated fridge/freezer & washer dryer. Space for a dishwasher. Tiled flooring adjoining the carpeted living room area. Twin 3 arm fixed ceiling lights. Power and TV points, UPVC double glazing, radiators.

## MASTER BEDROOM 11'10" x 9'4" (3.63 x 2.87)

Spacious double bedroom with double built-in wardrobes. 3 arm fixed ceiling light, carpet flooring, radiator, TV and power points.

## BEDROOM 2 11'10" x 8'3" (3.63 x 2.52)

Good-sized double room, 3 arm fixed ceiling light. Carpet flooring. Radiator.

## BATHROOM 8'0" x 5'4" (max) (2.44 x 1.65 (max))

Partially tiled bathroom with white three-piece suite. Shower over bath with glazed shower screen. Hand basin with mirror over. Push-button WC. Recessed ceiling spotlighting and tile effect flooring. Shaver point., Heated towel radiator.

## TENURE

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

Service charge £1,857.08 per year

Ground Rent £250.00 per year

Council Tax Band C

EPC Rating B

Flood Risk Level : Very Low

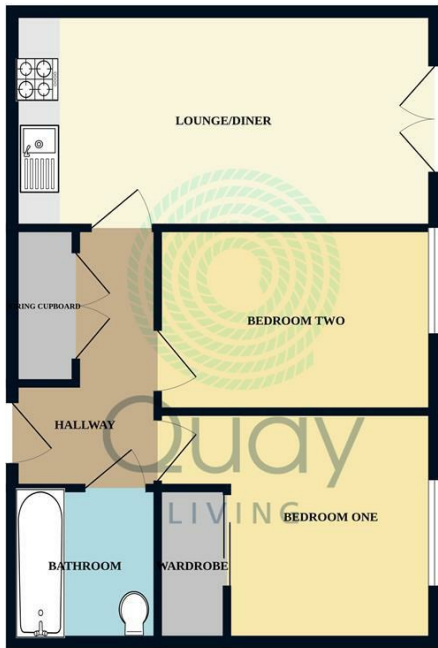
Material Information - Reinforced concrete-frame construction with beam-and-pot concrete floors. Penthouses of steel-framed construction under a profile-sheet metal roof. Non-combustible rainscreen-clad external elevations with solid aluminium exterior panels and Rockwool insulation. Gable ends finished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

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

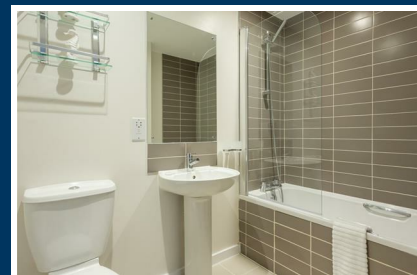
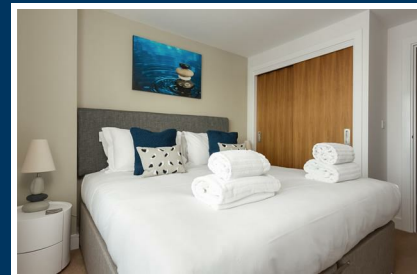




FOURTH FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only. Made with Metropix (2024)



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		82	83
		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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