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

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## 12 Pelican House

Poole, Dorset, BH15 4GE

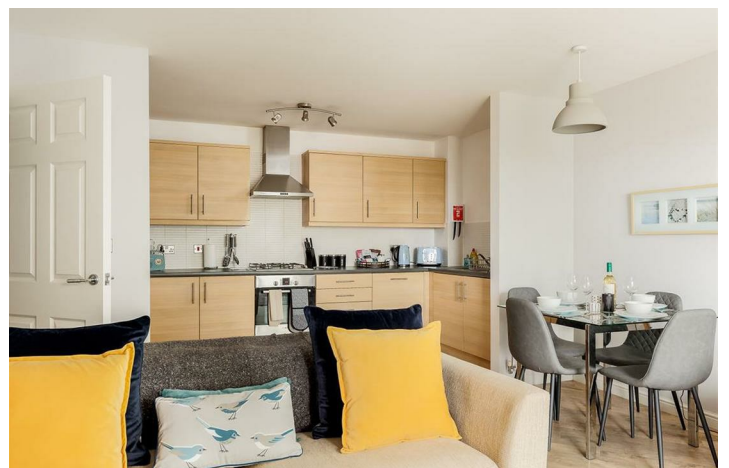
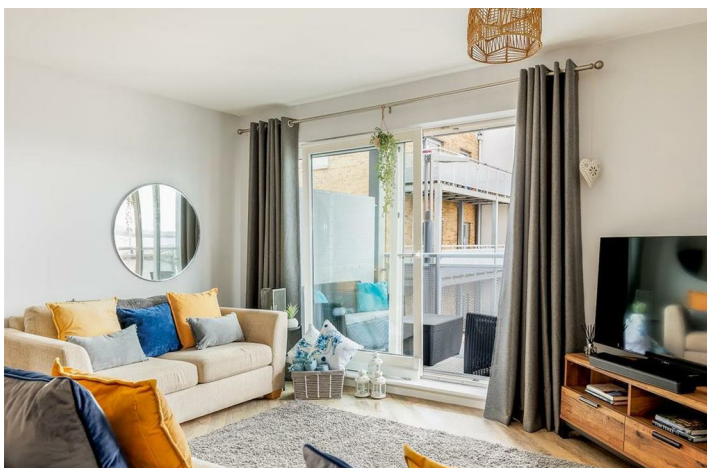
£379,950 Leasehold





- **Stunning Waterfront Apartment**
- **2 Double Bedrooms**
- **Large Balcony**
- **Yards from Beach and Park**
- **EPC Rating B**
- **Views Over Poole Harbour and The Purbecks**
- **Master En-suite**
- **Two Parking Spaces**
- **Ideal 2nd Home/Holiday Let Investment**
- **Offered With No Forward Chain**

HARBOUR REACH A spectacularly well-located modern development with unobstructed harbour views. A stunning front line two double bedroom, two bathroom apartment benefitting from a spacious balcony, situated just yards from the beach, closeby to Hamworthy beach and park, and a short walk to Poole Quay. Presented with no forward chain, this versatile apartment presents much scope as a waterfront residence or a superb holiday home.





## Communal Hallway

Pelican House offers direct lift and stairwell access from both the secure undercroft car park and the podium-level main entrance. Approached by smart, well-maintained communal hallways the apartment is situated on the second floor.

## Hallway 10'4" x 6'9" (max measurements) (3.16 x 2.06 (max measurements))

An 'L'-shaped hallway with pendant light and Karndean flooring. Two storage cupboards, one cupboard housing the Potterton boiler. Wall-mounted door entryphone and thermostat. Radiator. Doors off to principal rooms.

## Sitting Room/Diner 21'1" x 13'7" (6.44 x 4.16)

A charming, bright south-west facing room dominated by stunning views of the upper reaches of Poole Harbour, Round Island and the Arne peninsula. Double sliding tilt-and-turn glazed doors lead onto the spacious balcony. The lounge/diner offers good-sized open-plan accommodation with space for lounge and dining suites, TV and 'phone points, pendant lighting. Radiator. Karndean flooring.

## Balcony

Offering generous space for al fresco dining and outdoor seating, this water fronted south-facing balcony is suitably orientated to enjoy glorious sun for most of the day,

## Kitchen Area

An open-plan kitchen range of flat-faced wood effect kitchen units with contrasting slate effect work surfaces and inset 1 1/2 bowl sink with mixer tap and drainer. Gas hob with extract over, fitted Bosch double oven, Bosch 12-place integrated dishwasher and integrated Hotpoint washer/dryer. Generous storage cupboards and drawers. Space for a fridge freezer. Karndean flooring. Triple spotlight chrome fixed ceiling light.

## Bedroom 1 14'11" x 11'5" (4.55 x 3.49)

Generous double bedroom with neutral carpet flooring, smooth set ceilings, brushed steel power points, tv point, and fitted white triple wardrobe. Front aspect UPVC double-glazed window. Radiator. Pendant light .Door to;

## En-suite 7'0" 6'0" (2.15 1.84)

With white suite comprising walk-in shower with glazed screen and white mosaic wall tiling, hand basin with chrome mixer tap and tiled splashback, low level WC, mirrored walls, shaver point and tiled flooring. Radiator. Fixed ceiling light. Karndean flooring.

## Bedroom 2 10'7" x 9'8" (3.23 x 2.97)

Double bedroom with side-facing window and fitted double wardrobes. Neutral carpet flooring. Radiator, ceiling spotlights.

## Bathroom 7'1" x 6'0" (2.17 x 1.83)

With white three-piece suite of bath with thermostatic shower over, separate bath mixer taps, wash hand basin with chrome mixer tap beneath white half-height wall tiling, push-button WC, mirrored wall. Radiator . Karndean flooring. Fixed ceiling light.

## External Communal Grounds

Within this development there are numerous well-maintained communal terraced areas overlooking the Harbour for the enjoyment of residents. A footbridge over the disused rail line gives direct access to Hamworthy Park with all its amenities, offering lovely harbourside walks, access for water sports, open space with a play area for children to enjoy and Hamworthy Park café.

## Parking

Two allocated parking spaces in the secure parking area directly below the apartment. Visitors parking also available within the development.

## Tenure

Leasehold for a term of 250 years from 2005 with 231 years unexpired.

Service Charge: £1912Pa

Ground Rent: 125Pa

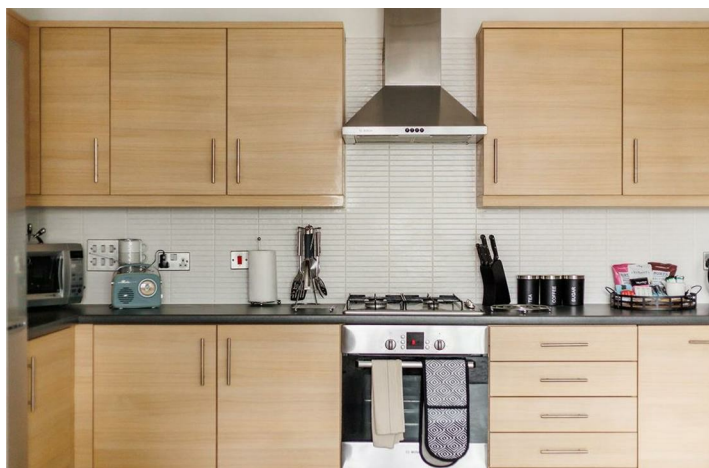
EPC rating B

Council Tax Band D Predicted - BCP Council £2050.38 (2023/4)

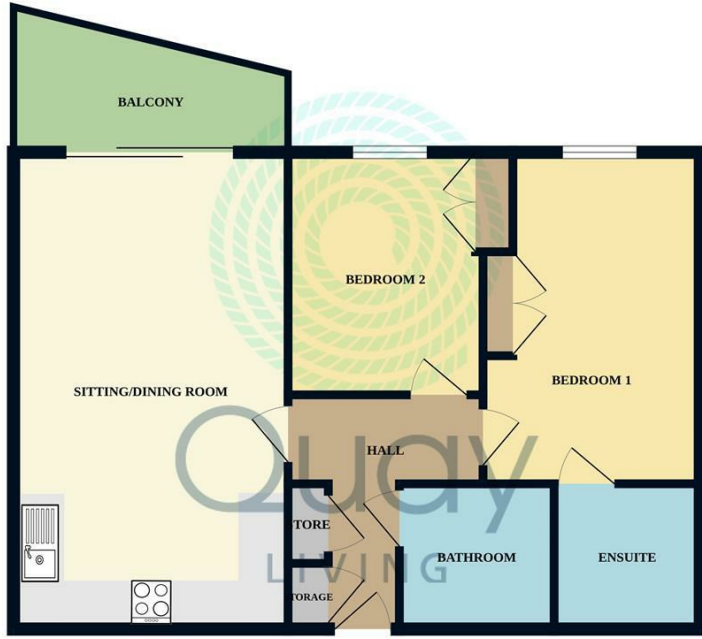
Material Information: Reinforced concrete-frame construction with concrete floors. External elevations mostly traditional brick and block, with areas of render and (predominantly high-level) decorative non-combustible rainscreen panels and Rockwool insulation.

Environment agency Flood risk: Very low risk of surface water flooding  
:Very low risk of flooding from rivers and the sea

Broadband: Standard 13 Mbps 1 Mbps Good  
Superfast 79 Mbps 20 Mbps Good  
Ultrafast --Not available --



SECOND FLOOR  
653 sq.ft. (60.6 sq.m.) approx.



TOTAL FLOOR AREA: 653 sq.ft. (60.6 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
Made with blueprints 12024



Energy Efficiency Rating	
Very energy efficient - lower running costs	Current: 82   Potential: 82
(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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