

01202 683444

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

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**20 Guillemot House**  
**Poole, Dorset, BH15 4GD**  
£249,950 Leasehold



- Frontline Waterfront Apartment
- Yards from Beach and Park
- Openplan Livingroom/Diner
- Secure Gated Undercover Parking Space
- Council Tax Band D (estimated)
- Balcony Views across Poole Harbour
- 1 Double Bedroom
- Ideal 2nd Home/Holiday Let Investment
- EPC (pending)
- NO ONWARD CHAIN

Enjoying delightful direct Harbour views from its waterfront balcony, this one double-bed apartment offers an idyllic lifestyle, with Poole Harbour, Hamworthy Park and historic Poole Quay all within a short stroll of this private, gated development. Situated on the first floor, the apartment comes with one secure car parking space and further visitors' parking is available. Modern kitchen and bathroom. Gas central heating. Balance of 250 year lease.



## Communal Hallway

Guillemot 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 accessed via the 1st floors.

## Hallway 13'1" x 6'5" (4.00 x 1.96)

Accessed by communal lift and stairs to the first floor, the front door opens into a broad hallway with full-height cupboard, separate boiler cupboard, door entryphone, radiator. Wood laminate floor. Dual pendant lights. Doors to all rooms.

## Living room/Diner 12'10" x 24'10" (max measurements) (3.92 x 7.58 (max measurements))

A delightfully bright open plan reception room with sliding doors to the balcony with glorious direct water front views. A delightful living space with ample space for both a living area and dining area, styled in a neutral decor with carpet flooring. Twin pendant lights and radiators. To the far side, sits the kitchen area.

## Kitchen area

To the far end of the living room is an open-plan kitchen range of flat-faced wood effect kitchen units with contrasting granite effect work surfaces and inset 1 1/2 bowl stainless steel sink with mixer tap and drainer. Gas hob with extract over, fitted electric oven, space for a dishwasher, integrated washing machine. Generous storage cupboards and drawers. Space for an American fridge/freezer. Surrounding tiled splash back. Tiled flooring. Triple spotlight chrome fixed ceiling light.

## Bedroom 11'2" x 8'9" (3.42 x 2.67)

The bedroom is of generous proportion with built-in wardrobes overlooking the stunning direct harbour & marina views. Pendant light, neutral carpet, radiator.

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

A white three-piece suite, bath with shower over, mixer taps & shower curtain. Pedestal wash basin with chrome mixer taps, push-button WC. Chrome heated towel radiator. Tiled flooring & part tiled walls. Fixed ceiling light.

## External

The apartment comes with an allocated car parking space in the secure ground floor parking area. In addition, there are a number of visitors' spaces. There is a communal bin store and cycle parking.

## Tenure

Leasehold for a term of 250 years from 2007 with 233 years unexpired.

Service Charge - £3122.02 PA

Ground Rent - £125 PA

EPC Rating (pending)

Council Tax Band D (estimated)

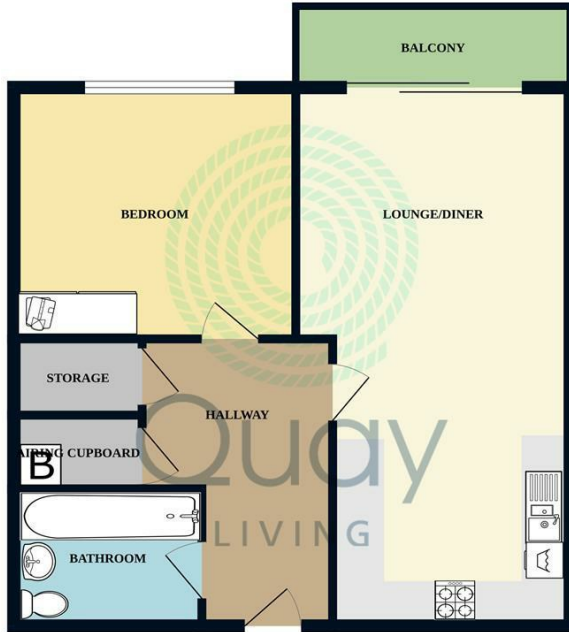
Material Information: Material Information: Reinforced concrete-frame construction with concrete floors. External elevations mostly traditional brick and block, with areas of render and (predominantly high-level) decorative non-combustible rainscreen panels and Rockwool insulation

Broadband: Standard 13 Mbps 1 Mbps Good  
Superfast 80 Mbps 20 Mbps Good  
Ultrafast Not available Not available

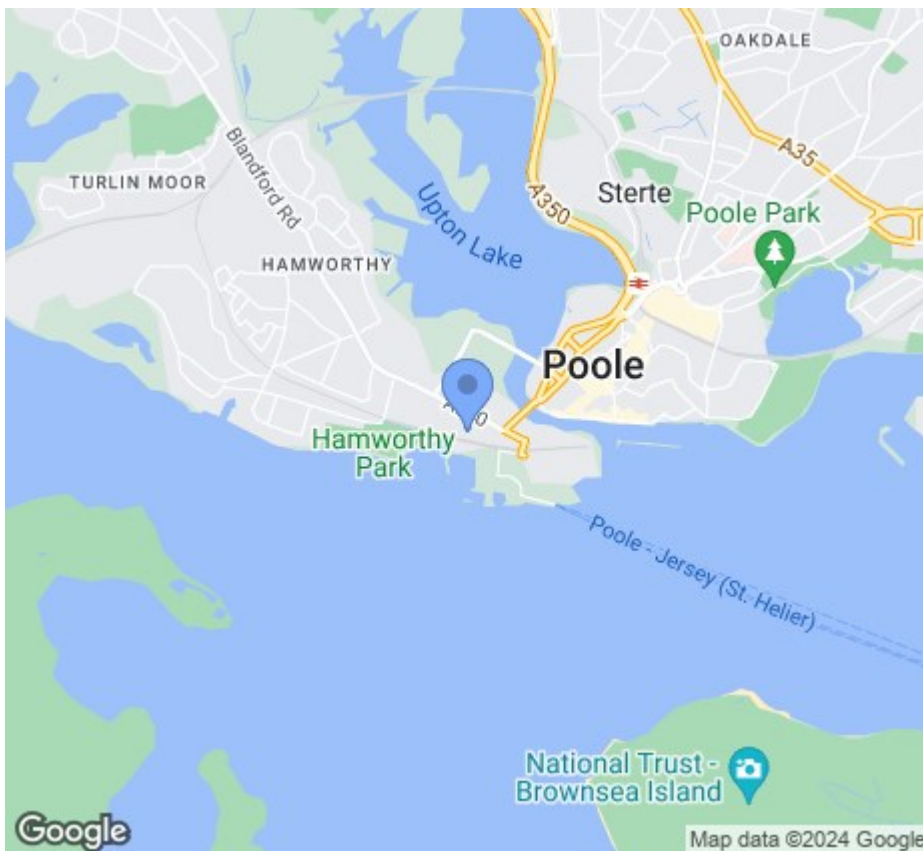
Environment Agency Flood Risk: very low risk of surface water flooding  
very low risk of flooding from rivers and the sea



FIRST FLOOR  
585 sq.ft. (54.4 sq.m.) approx.



TOTAL FLOOR AREA: 585 sq ft (54.4 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
Made with Metropix 12024



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		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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