

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

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Dolphin Quays

The Quay, Poole, Dorset, BH15 1LF

Leasehold Price: £750,000

A spectacular split-level waterside 7th floor penthouse affording outstanding views over Poole Harbour to Sandbanks, Brownsea Island and The Purbecks beyond. This immaculate property offers over 1,880 sq ft of accommodation, occupying the entire top floor wing with some fantastic full height windows which follow the contours of the curved, vaulted roof. There are various penthouses in Dolphin Quays, but none higher than this one. The wonderful dual aspect main reception room features a spectacular 13' double height window which allows the sun to pour in, cascading light in abundance. The mezzanine level, used as a second sitting room, has further delightful views of the Harbour, The Quay and the town centre, providing an ever-changing view and a small balcony offering a fantastic look out point from where the 180 degree view spans from Sandbanks round to Poole Quay.

Constructed in 2004 the property has hardly been used and is now offered with immediate vacant possession in almost 'as new' condition. There are 3 double bedrooms, 3 fully tiled bathrooms (2 en suite), fully fitted kitchen with Miele appliances to include, 5 ring hob, oven, microwave, steamer and fridge/freezer, separate utility room and spacious entrance hall. The property has gas central heating via radiators, double glazing, and parking in the private multi-storey car park for Dolphin Quays accessed via electronic remote gates and the lift; the Penthouse comes with 2 allocated undercover parking spaces side by side.

- Stunning split-level waterside Penthouse (7th floor)
- Occupying an entire wing with a quadruple aspect
- Large roof terrace with fantastic panoramic harbour views and further balcony
 - Attractive spiral staircase leading to mezzanine sitting room
 - 3 double bedrooms and 3 fully tiled bathrooms (2 en suite)
 - Fully fitted kitchen with Miele appliances
 - Separate utility room with tiled floors
 - Highest penthouse in Dolphin Quays
 - 24 hour concierge service
- Lift directly from the Ground floor to the 7th as well as normal access via Reception
 - Private undercover car park with 2 allocated spaces
 - Gas central heating and double glazing

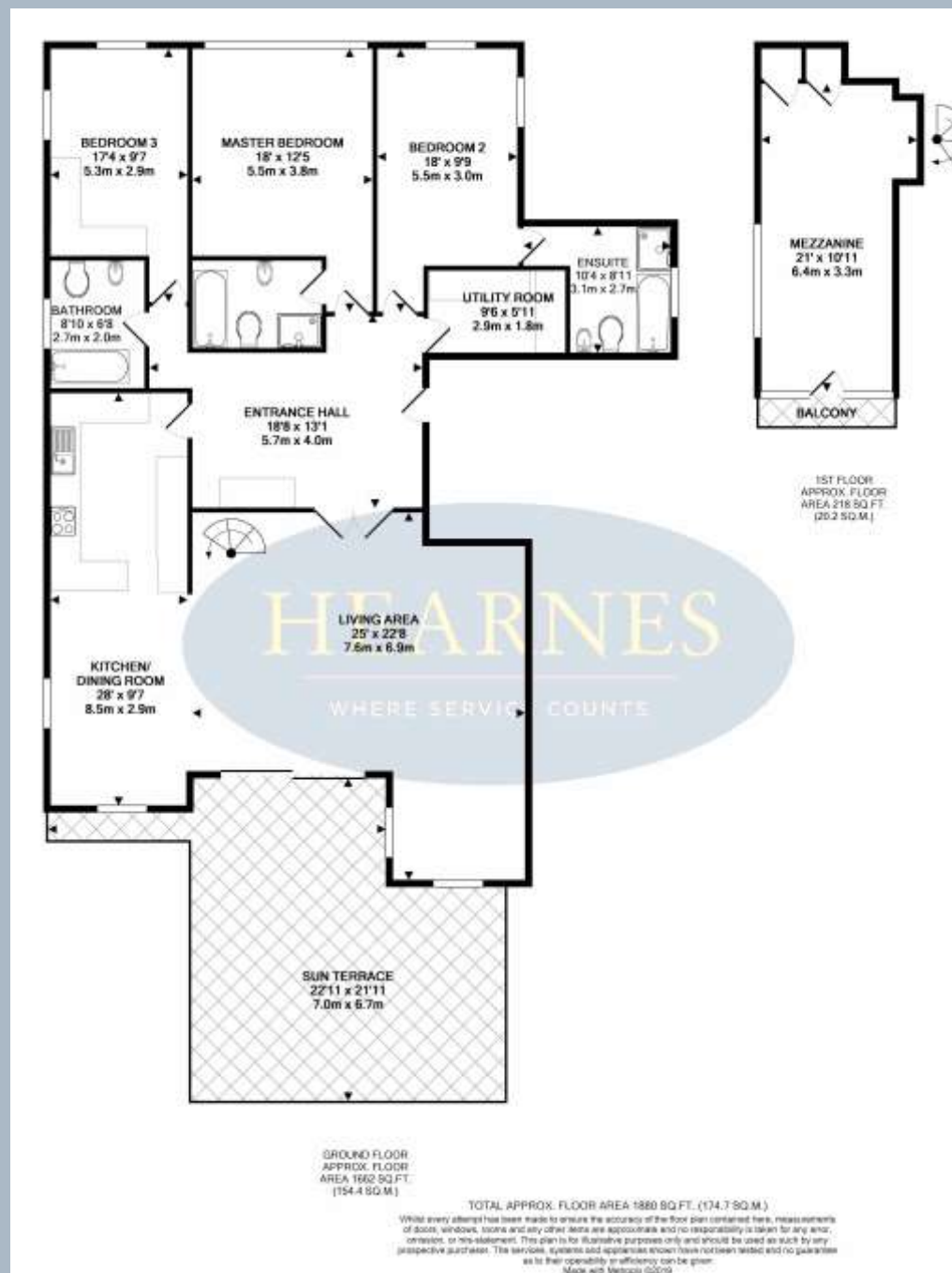
Dolphin Quays in a unique and quite spectacular development set in this fabulous position adjacent to Poole Harbour on The Quay and overlooking the marina. Feeling like a quality hotel, the communal areas of Dolphin Quays include an impressive lobby with concierge desk manned 24 hours by porters who provide an excellent service to the residents. The location, right on the Quay, enjoys a fabulous harbourside spot with Baiter and Poole Parks within easy walking distance, along with Old Town Poole and the Dolphin Centre for shopping. Such a perfect place to look at the beautiful boats and the hive of activity on the water which offers a constantly changing outlook.

Term of Lease: 112 years remaining as of June 2019 Maintenance Charges: Approx £5,752 PA Ground Rent: Approx £500 PA













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

Tel: 01202 377377 Email: poole@hearnes.com

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