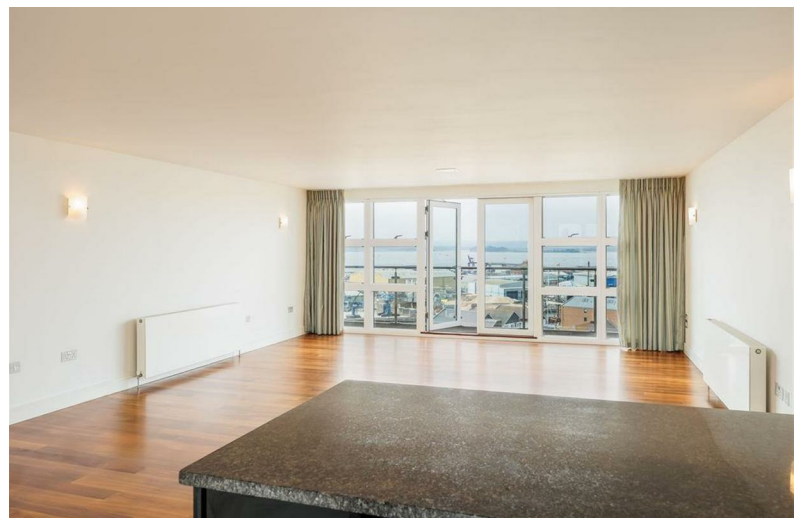


01202 683444

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

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



Orchard Plaza, 41 High Street, Poole  
**Poole, BH15 1EH**  
£450,000 Leasehold



- **Superb Duplex Penthouse**
- **Two Double-Bedrooms**
- **Superb Open-Plan Living**
- **Gas Central Heating**
- **Council Tax Band F**
- **Stunning Dual-Level Balconies**
- **Two Luxury Bathrooms**
- **Private Double Garage**
- **EPC Rating B**
- **NO Onward Chain**

Orchard Plaza occupies an enviable position in the heart of Poole's Georgian Old Town. Located just a block away from Poole's historic quayside, the private residential block contains 115 apartments over 11 floors, but the five exclusive 10th-floor penthouses are the only ones to offer duplex accommodation and stunning long-range views from full-width balconies. The apartment also boasts a secure DOUBLE GARAGE. The building is a short stroll to the wide-open spaces of Harbourside Park and fine dining is in plentiful supply in the excellent eateries of Lower High Street and The Quay. Berthing for watercraft is available at the Visitors' Marina - a two minute walk away, and Poole's mainline railway station, with direct services to London Waterloo, is easily accessible on foot. A Sainsbury's Local is located on the ground floor of the building, offering convenience access to groceries 7-days a week.



### **ENTRANCE HALL 7'1" x 12'8" max (2.16 x 3.87 max)**

Accessed via a communal lift to the 10th floor, the entrance hall is lit by recessed downlights, with hardwood veneered flooring and complementary American black walnut internal doors with stainless steel ironmongery. Generous storage is available, with an understairs cupboard and a further hallway cupboard. Video Entryphone, radiator, with doors to bedrooms and an internal stairway rising up to the upper floor reception room.

### **BEDROOM ONE 9'11" x 13'11" (3.04 x 4.25m)**

Impressive, bright room with windows to two elevations and double doors opening onto the wrap-around balcony. Recessed ceiling lights, radiator, fitted double wardrobe with sliding doors, integral hanging and shelf space. Door to en-suite.

### **EN-SUITE 6'10" x 4'11" (2.1 x 1.5m)**

Luxurious, full-height, stone-effect wall and floor tiling. Ceiling spotlights. Generously proportioned walk-in shower with sliding glazed screen, chrome-effect riser rail and opening high-level window. Push-button, concealed cistern WC, circular hand basin with inset mirror over, shaver socket, extractor fan. Chrome heated towel radiator.

### **BEDROOM TWO 11'6" x 9'0" (3.53 x 2.75m)**

Bright and airy double bedroom with full-width glazing, offering extensive views across Poole and direct access through double doors to the full-width balcony. Fitted double wardrobe, recessed ceiling spotlights, radiator.

### **BATHROOM 9'2" x 5'10" (2.8 x 1.8m)**

Luxuriously appointed bathroom with full-height, stone-effect tiling and ceramic floor tiling. Recessed ceiling spotlights, extractor fan. White three-piece suite. Bath with shower over, glazed shower screen and chrome riser rail, feature circular hand basin with inset vanity mirror over, push-button concealed cistern WC, shaver point, top-hinged window, chrome-effect ladder towel rail.

### **RECEPTION ROOM/ KITCHEN 32'9" x 18'3" (10.00 x 5.58m)**

A hardwood staircase with stainless steel handrail, lit by a tall feature window, rises up to the stunning, open-plan upper floor. Natural light floods in through full-height glazing. From this 11th floor vantage point, the views are simply spectacular, with Poole Old Town and the working quay in the foreground and the wide expanses of Poole Harbour laid out beyond. Double doors open out to the south-west-facing balcony, offering a glorious spot to relax, sunbathe and enjoy spectacular sunsets. The accommodation itself is expansive - offering generous space for relaxing and dining. The gloss laminate timber floor and glazed, dimmable wall lights further enhance the enduring impression of luxury. The space is heated by two double radiators. A full-height cupboard conceals the modern Vaillant gas boiler.

The kitchen area is stylishly defined by a deep granite breakfast bar and a luxurious, gloss-black kitchen with flat-faced units, chrome handles and grey-tiled splashback. Base cupboard and wall units offer a

selection of shelving units and drawers, with feature under-unit lighting. Inset double sink unit with swan-neck mixer tap. Five-burner gas hob with glazed extractor hood over. Fitted 12-place dishwasher, AEG washer/dryer, fridge/freezer, and fitted Bosch electric oven with microwave over. Ceramic floor tiling and recessed ceiling spotlights. Glazed door to balcony.

### **BALCONIES**

The stand-out feature of this superb duplex apartment is the full-width balconies on both levels. On the lower level, the balcony runs along two sides of the apartment, with a particularly deep return offering superb south-facing views of Brownsea Island and Poole Harbour. At the upper level, the balconies are at both ends of the reception room, ensuring access to sunny outside space whatever the time of day!

### **DOUBLE GARAGE 21'9" x 14'9" (6.63 x 4.5m)**

Accessed via an electric-gated residents' car park, this penthouse comes with its own private double garage immediately adjacent to the rear communal access door. Accessed via a remote-controlled, electric up-and-over door, the garage offers accommodation for two vehicles plus generous storage space.

### **TENURE**

Leasehold for a term of 125 years from 2008 with 107 years unexpired.

Ground rent £500pa reviewed in 2033 and twenty-yearly thereafter to RPI.

Service Charge £3,575.84pa (2025-26)

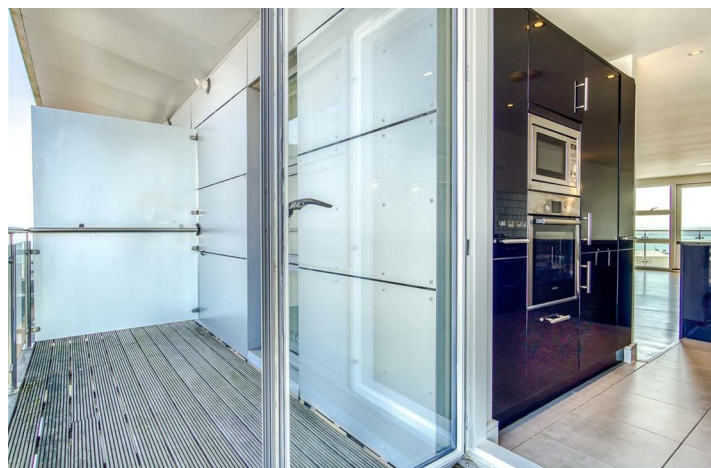
EPC Rating B

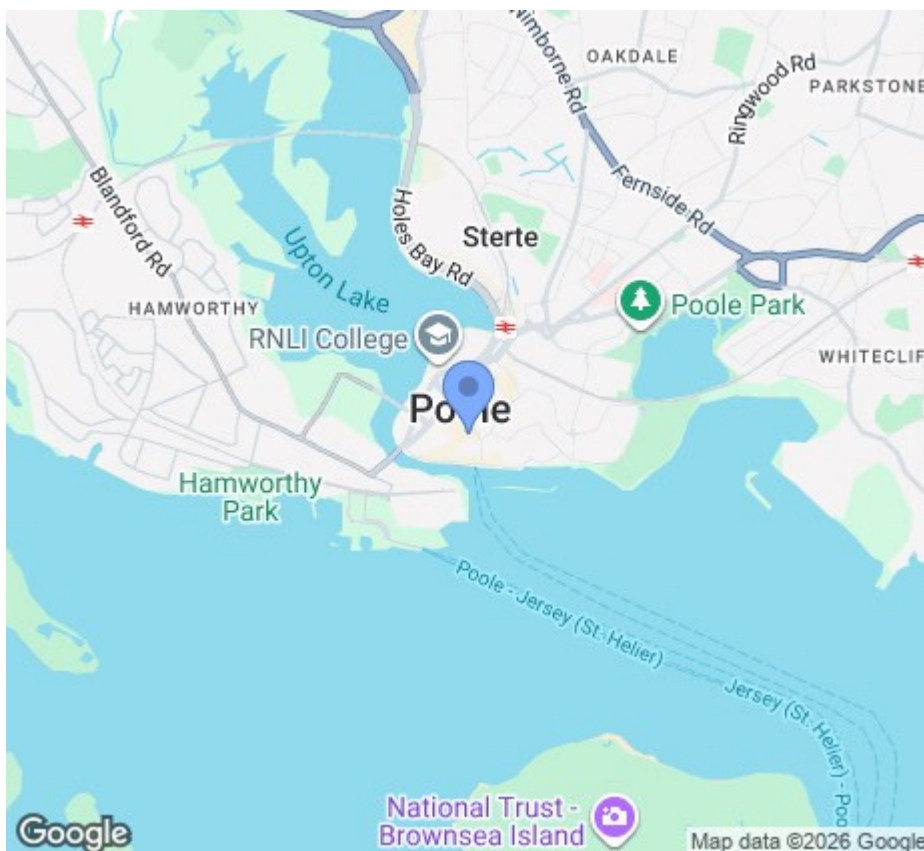
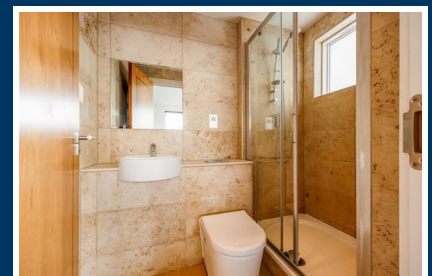
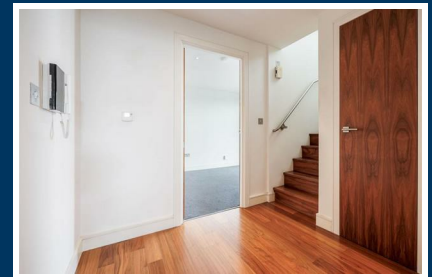
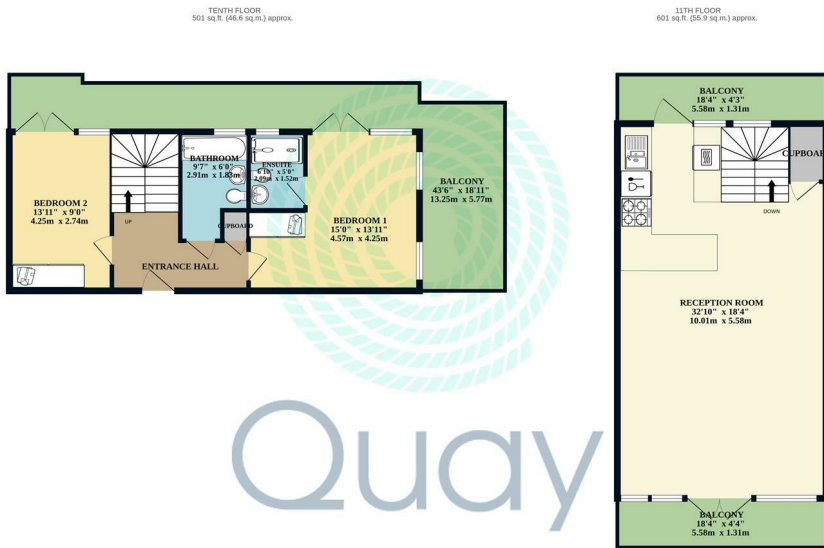
Council Tax Band F £3,105.39 (2024)

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: 1 GB Fibre available





| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
| Very energy efficient - lower running costs | Current | Potential |
| (92-100) 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                             | 81      | 81        |
| 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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