110 Moriconium Quay, Lake Avenue, Poole BH15 4QS
Guide Price £1,250,000 Share of Freehold

EST. 1977
KEY DRUMMOND
ESTATE AGENTS

Welcome to a waterfront paradise in the coveted Moriconium Quay. This remarkable 2400 sq ft apartment offers an unparalleled living experience with breathtaking front-line harbour views that will leave you in awe. Immerse yourself in the beauty of the shimmering waters from the comfort of your own home.

- SECOND FLOOR APARTMENT
- TWO MOORINGS
- THREE EN-SUITE BEDROOMS
- TWO GARAGES & TWO PARKING SPACES
- PANORAMIC VIEWS
- MEMBERSHIP TO THE LAKE YARD
- KITCHEN ELEGANCE KITCHEN
- THREE BALCONIES

Property Comprises
Moriconium Quay is a highly sought-after location, renowned for its idyllic waterfront setting and proximity to Poole's vibrant amenities. Residents of this prestigious community enjoy access to a range of exclusive facilities.

The apartment boasts a thoughtfully designed layout that maximizes both comfort and functionality as well as offering exceptional views from every room. Upon entering the apartment, you are immediately greeted by the panoramic sea views that stretch out before you, offering a serene backdrop to everyday life. The large windows flood the living spaces with natural light, creating an inviting and airy atmosphere.

The heart of this exquisite apartment is the recently fitted Kitchen Elegance kitchen; the design has been well thought out with its integrated high-end appliances and sleek look, and quartz worktops. The addition of an island enhances both the aesthetic appeal and practicality of the space, offering a central hub for meal preparation and casual dining. There is also a generous utility room with plumbing for appliances.

There is an abundance of living space with two large reception rooms, and sun room with bi-folding doors leading out onto the balcony.

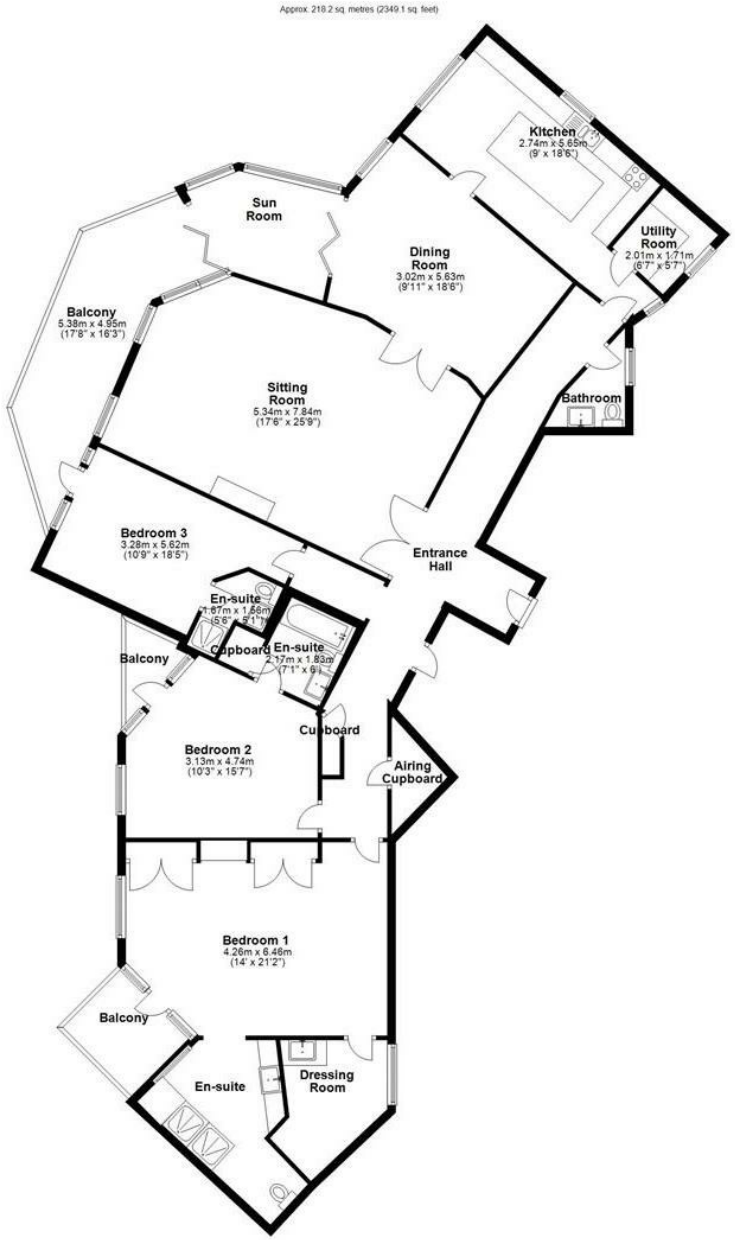
Each of the three bedrooms are generously sized with an en-suite and fitted wardrobes, providing ample space for relaxation and privacy. The master suite is an exceptional size with large walk in wardrobe, en-suite wet room and private balcony. All three of the bathrooms are elegantly appointed, featuring modern fixtures and finishes.

One of the standout features of this property is its abundance of outdoor spaces. Three private balconies allow you to indulge in the stunning coastal vistas, providing the perfect setting for morning coffees, alfresco dining, or simply unwinding while enjoying the sea breeze. The balconies seamlessly extend the living areas, blurring the line between indoor and outdoor living.

For those with a love for boating, this apartment goes above and beyond. It includes two moorings, allowing you to conveniently dock your vessels just steps away from your home. In addition, two garages provide secure parking and ample storage space, while two additional parking spaces cater to any visiting guests.

Moriconium Quay
A luxury gated development constructed in the early 1990's comprising of 105 properties of houses and apartments set around a central Marina. The popular Lake Yard Marina is within a few metres and the sandy beach at Hamworthy Park is within easy reach. Poole Quay and town centre is approximately 2 miles away with an array of amenities, restaurants and bustling nightlife. Brittany and Condor ferries provide services to France and the Channel Islands whilst Poole train station has national rail service and links.

Service Charge Details:
Circa £14k per annum to include two berthing costs.
999 year lease from 2004



Total area: approx. 218.2 sq. metres (2349.1 sq. feet)

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All room dimensions given above are approximate measurements

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