



110

Moriconium Quay, Lake Avenue, Poole, BH15 4QS



EST. 1977

KEY DRUMMOND

ESTATE AGENTS



# 110

Moriconium Quay, Lake Avenue, Poole, BH15 4QS

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.



: £1,250,000, Tenure: Share of Freehold



## 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.



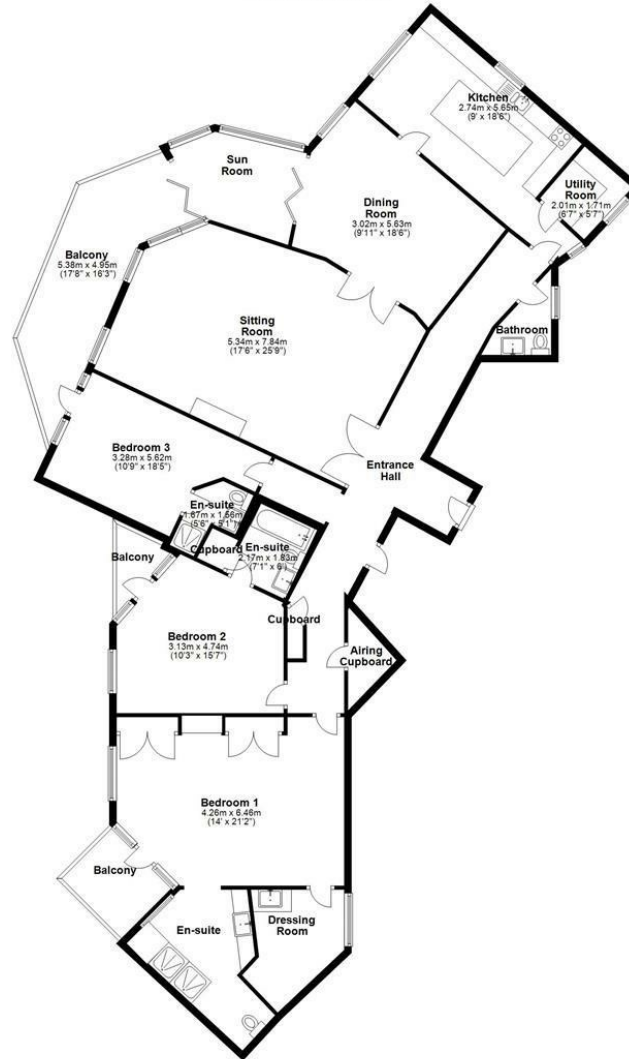




Service Charge Details:  
Circa £14k per annum to include two berthing costs.  
999 year lease from 2004



Approx 218.2 sq metres (2349.1 sq feet)



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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            | 80                      | 80        |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

