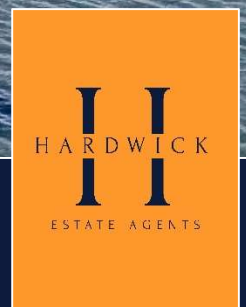




Apartment 53, Aqua, Lifeboat Quay, Poole, BH15 1LS





This spacious and beautifully appointed apartment is located on the fourth floor of the sought-after Aqua development, offering breathtaking views across Holes Bay and Poole's Inner Harbour from its private balcony.

- 2 double bedrooms
- Ensuite shower room and family bathroom
- Spacious sitting/dining room
- Modern fitted kitchen with integrated appliances
- Two storage cupboards in the entrance hall
- Balcony with stunning views
- Electric heating and double glazing
- Fourth-floor flat, accessible via stairs or lift
- Secure gated parking
- Walking distance to town centre & train station
- No onward chain

## ASKING PRICE:

£265,000 (leasehold)

## EPC RATING:

Band - C





## LOCATION

Perfectly situated within walking distance of Poole town centre, Poole Quay, and Poole train station, this apartment offers both convenience and lifestyle. Local shops, restaurants, and amenities are close at hand, while excellent transport links make commuting simple. The vibrant Quay, with its waterside dining and leisure options, is just a short stroll away.

## THE PROPERTY

This spacious two-bedroom, two-bathroom apartment is located on the fourth floor of the sought after Aqua development.

Upon entering, you are welcomed into a generous hallway complete with two useful storage cupboards. The bright and spacious sitting/dining room features double doors opening onto the balcony, with a glass balustrade, boasting uninterrupted views across Holes Bay, Poole's Inner Harbour, and Cobbs Quay where the outlook can be enjoyed year-round.

A well-appointed kitchen offers a range of floor and wall units along with integrated appliances, including an oven with hob and extractor, fridge/freezer, dishwasher, and washing/drying machine.

There are two double bedrooms, with the main bedroom benefiting from a fitted wardrobe and ensuite shower room. A modern family bathroom provides a bath with shower over, WC, and wash-hand basin.

Additional features include double glazing, electric heating, entry phone system, lift to all floors and a secure allocated parking space accessed via an electric gate, further enhancing the comfort and practicality of this delightful home.

This exceptional property must be viewed to fully appreciate its setting, space, and stunning outlook.

## ADDITIONAL INFORMATION

Council tax – Band D

Tenure – Leasehold

Lease – Commenced from 16/08/2008 – 107 years remaining.

Service charge estimate, year end 31<sup>st</sup> Dec 25 - £1,687.65 per 6 months

Ground rent – £250 per annum





Area: 78.0 m<sup>2</sup> ... 840 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 85 B      |
| 69-80 | C             | 80 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



Hardwick Estate Agents would like to point out that all measurements and indications of plot size set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.

For more information or to arrange a viewing please contact us;

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