

01202 683444

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

www.quayliving.co.uk



The Seed Warehouse, Strand Street

Poole, BH15 1SB

£165,000 Share of Freehold



- Chain-free Duplex Apartment
- Moments from Poole Quay
- Secure Off-Road Parking Space
- Share of Freehold
- Two Double Bedrooms
- Great Natural Light
- Communal Patio Garden
- EPC C

A great opportunity to acquire a spacious duplex in a quiet spot, located just moments from Poole's vibrant quayside. Private parking is scarce in Poole Old Town, but this apartment comes with its own secure space! Offered to the market, chain-free, for the first time in over thirty years, the flat remains in generally good condition but offers an exciting opportunity for its next owner to put their own stamp on what is an architecturally interesting home.



Communal Entrance

Access to the block is via a secure entrance from Stand Street linked to an entryphone within the apartment. Ground floor entrance lobby with staircase rising to the second floor. Well-lit, glazed corridor to apartment front door.

Entrance Hall

The solid timber front door opens into a spacious and well-lit entrance vestibule opposite an internal staircase with turned timber balustrading. A corridor to the left accesses bedroom one and the house bathroom, whilst to the right is the second, double bedroom. Pendant lighting, night-storage heating and a useful understairs cupboard.

Master Bedroom 9'9" x 9'6" (2.99 x 2.9)

With pendant lighting and double-glazed window overlooking communal courtyard garden. Neutral decor and carpeting. Night storage heating. Fitted double wardrobe, hanging and shelf unit.

Second Bedroom 12'2" x 12'5" (3.73 x 3.79)

Spacious double bedroom with pendant light, east-facing window. Ample space for king-size bedroom suite. Night storage heater.

Bathroom 7'5" x 6'4" (2.28 x 1.95)

White three-piece bathroom suite. Bath with chrome mixer tap and shower attachment. Half-height marbled ceramic splashbacks. Wash hand basin with tiled splashback and wall-mounted mirror. Low level WC. Ceiling light, extractor fan and night-storage heater.

Sitting Room 12'4" x 12'6" (3.76 x 3.82)

Interestingly lit by both window and rooflight, this sitting room also shares light from the adjacent staircase via a timber and glazed partition. Two pendant lights, night storage heater, Neutral decor and carpeting.

Kitchen/Diner 9'6" x 17'1" (2.91 x 5.22)

Like the sitting room, the dining area also benefits from an obscure-glazed partition from the stairwell and a high-level rooflight. Pendant light fitting, night storage heater. Kitchen area equipped with a good range of flat-fronted white base and wall cabinets, an electric hob with oven below and extractor hood over. 1.5 basin sink and drainer with chrome mixer taps and marbled tiled splashback. Window overlooking communal garden. Strip light, plumbing for washer/dryer and a separate, full-height cupboard housing the hot water tank. Cushioned vinyl floor covering.

External

Conveniently accessed via a staircase leading directly to the ground floor garage, the apartment benefits from its own private car parking space. Vehicular access is via a remote-controlled sliding security gate from Strand Street. The area also includes the communal bin store. At first floor level, the communal terrace garden is attractively decked and offers seating and landscaped areas for the enjoyment of residents.

Tenure

Leasehold for a term of 125 years from 1993 with 92 years unexpired. Ground rent £Nil.

Share of freehold, Service charge £3,337.60pa (2026)

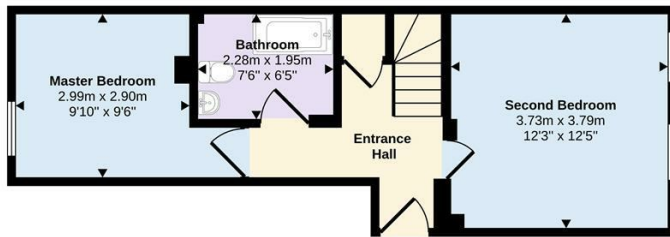
Openreach and Virgin both offer broadband connectivity locally. 12 Mbps Std, 80Mbps Superfast, and 1GB Ultrafast.

Mobile 'Phone coverage; Vodafone 84% EE 81% 3 80% O2 72%

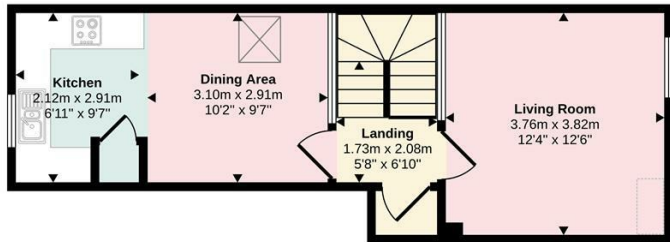
Lease Restrictions - no holiday-lets and no pets.



Approx Gross Internal Area
74 sq m / 795 sq ft



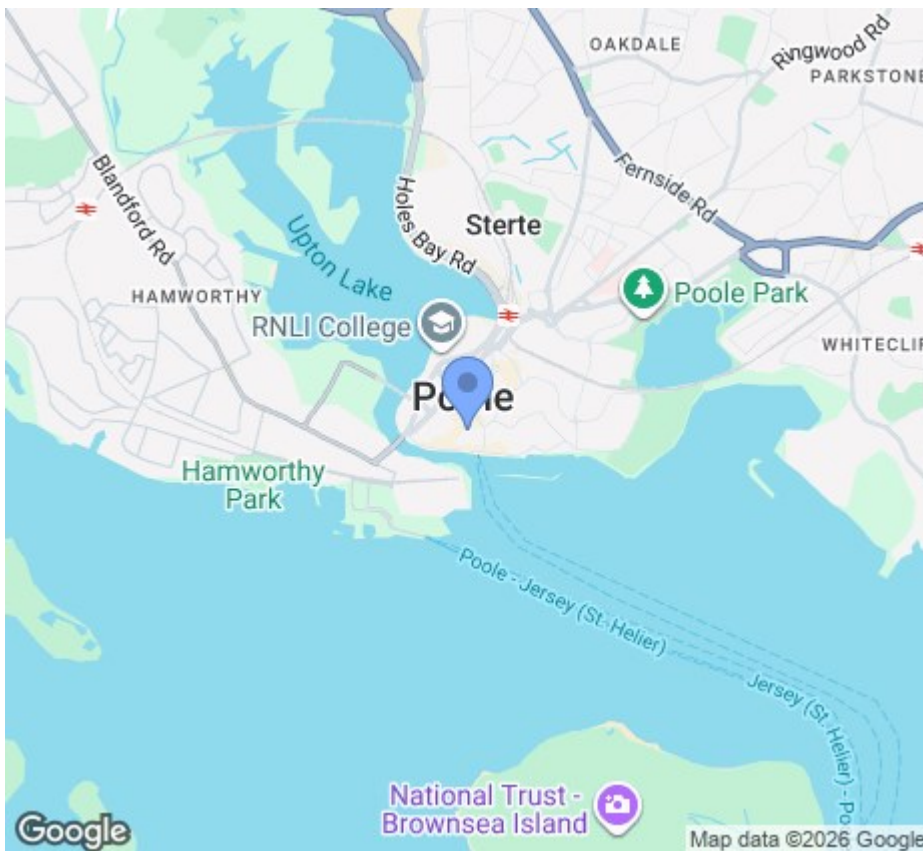
Ground Floor
Approx 37 sq m / 397 sq ft



First Floor
Approx 37 sq m / 398 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Snappy 360.



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		
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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