



3 Moriconium Quay

LAKE AVENUE, HAMWORTHY, POOLE, DORSET, BH15 4QP

Tailor Made

ESTATE AGENTS



3 MORICONIUM QUAY | 2 | HAMWORTHY

Waterfront Apartment

This lovely second floor apartment within the exclusive gated development of Moriconium Quay is in a prime position on the harbourside and enjoys uninterrupted harbour views. The property comes with a private yacht mooring and its own garage.

- Enjoying beautiful harbour views and a frontline position in the exclusive Moriconium Quay development
- Includes an allocated mooring directly outside the block
- Well proportioned, bright and spacious layout
- Palatial principal bedroom suite with balcony and ensuite bathroom
- Two further ensuite bedrooms
- Allocated parking and private garage
- Access to membership to the Lake Yard Boat Club

Extra information:

Service Charge Details:

£14,475 per annum for the property

£2,826 per annum for the berth

Share of Freehold

Local Authority: BCP Council, Poole • Tax Band: H • EPC: C



FOR SALE: TO BE ADVISED



ACCOMMODATION

This lovely apartment complex has a nautical feel and this three bedroom second floor home comes complete with its own inner berth mooring so you can access the water easily right from your door.

Set in a very sought after position on the waterside and offering some of the best views in the development this lovely home is ideal as a main residence or second home by the sea.

Approached via a lift or stairwell the front door opens into an entrance hall where double doors to the living space immediately show off beautiful harbour views. Glazed doors lead out onto a spacious frontline balcony with an everchanging view of boats and watercraft out in the harbour.

A separate dining room leads off the lounge with further harbour views and balcony access.

The kitchen which is a good size with an area for a breakfast table and plenty of worktop and storage space. There is a convenient adjoining utility room housing laundry facilities.

To the right-hand side of the home there are three ensuite bedrooms, the principal suite is an impressive size with a private balcony overlooking the water, walk in wardrobe and fully fitted ensuite bathroom. The two further bedrooms are again a good size, Bedroom 2 offering access to a small private balcony and Bedroom three accessing the main balcony that spans the front aspect. All rooms benefit from lovely views of the marina and harbour beyond.

Additionally, the apartment has an allocated parking space and private garage close to the block entrance. There is plenty of allocated and visitor parking and owners of the apartment can access membership to the adjacent members only Lake Yard Boat Club with its popular bar and restaurant facilities.

NB: The property is currently in a final phase of exterior redecoration which is shortly due to be concluded.







LOCATION

The Moriconium Quay development is situated right on the shore of Poole Harbour. There are fabulous water views across and access directly out onto Europe's largest natural harbour; this is a stunning location for all types of water sports fringed with unspoilt woodland and wonderful coastal walks.

Lake Yard Boat Club is close at hand and the harbour is alive with all types of craft as the appeal of safe sailing attracts all ages and abilities keen to get on the water. Residents here benefit from deep water moorings for yachts making it so easy to decide to set sail for the day. There is also water access to paddleboard, kayak or windsurf in the bay.

The harbour is a site of nature conservation, a wetland teeming with wading birds with many international protections in place. It is a Site of Special Scientific Interest (SSSI) which recognises the country's most spectacular and beautiful habitats and a Special Protection Area (SPA).

Poole Old Town and the Quay are close by and easily reached over the lifting bridge. The Quay offers a wide selection of popular restaurants and bars, as well as seasonal events including summer fireworks, classic car rallies and festivals. The historic Old Town is filled with independent shops and restaurants, picturesque architecture and all necessary amenities.

Moriconium Quay offers the perfect location for a main residence or holiday home; onsite yacht moorings, a peaceful location and stunning harbour views are all you need to create a happy and relaxed coastal lifestyle!



Approximate Floor Area = 206.2 sq m / 2219 sq ft
 Garage = 19.3 sq m / 208 sq ft
 Total = 225.5 sq m / 2427 sq ft



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.

All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #71487

AGENTS NOTES: EVERY ATTEMPT HAS BEEN MADE TO ENSURE ACCURACY, HOWEVER THESE PROPERTY PARTICULARS ARE APPROXIMATE AND FOR ILLUSTRATIVE PURPOSES ONLY. THEY HAVE BEEN PREPARED IN GOOD FAITH AND THEY ARE NOT INTENDED TO CONSTITUTE PART OF AN OFFER OF CONTRACT. WE HAVE NOT CARRIED OUT A STRUCTURAL SURVEY AND THE SERVICES, APPLIANCES AND SPECIFIC FITTINGS HAVE NOT BEEN TESTED. ALL PHOTOGRAPHS, MEASUREMENTS, FLOOR PLANS AND DISTANCES REFERRED TO ARE GIVEN AS A GUIDE ONLY AND SHOULD NOT BE RELIED UPON FOR THE PURCHASE OF ANY FIXTURE OR FITTINGS. LEASE DETAILS, SERVICE CHARGES AND GROUND RENT (WHERE APPLICABLE) ARE GIVEN AS A GUIDE ONLY AND SHOULD BE CHECKED PRIOR TO AGREEING A SALE. PRINTED 00/00/00

REGISTERED IN ENGLAND & WALES – COMPANY REG NUMBER: 08974309 REGISTERED ADDRESS: 4 BRACKLEY CLOSE, BOURNEMOUTH INTERNATIONAL



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	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			
		71	80
England, Scotland & Wales		EU Directive 2002/91/EC	



16 BANKS ROAD, SANDBANKS

POOLE, DORSET, BH13 7QB

E: enquiries@tmea.biz

T: +44 (0) 1202 706 006

Tailor Made

ESTATE AGENTS

TAILORMADEESTATEAGENCY.CO.UK

FOLLOW

TAILOR MADE ON

