

89 Moriconium Quay Lake Avenue, Poole - BH15 4QP

£535,000






FAMILY



89 Moriconium Quay, Lake Avenue

Hamworthy, Poole

A particularly rare appeal of this property sale, is the inclusion of a private 11 metre boating berth within the sought-after deep water outer marina. With power and water plugins, it offers immediate practicality for owners who want direct access to the water playground of Poole Harbour and a genuine boating lifestyle.

- Includes rare 11 metre private berth
- Direct access to boating lifestyle with 24 hour deep water outer marina access
- Second floor apartment within the prestigious gated Moriconium Quay
- Views of the marina & Poole Harbour from reception room balcony
- Spacious living and dining room with separate kitchen
- Three generous double bedrooms with fitted wardrobes
- Second balcony shared by two of the bedrooms
- Ensuite shower room to the principal bedroom plus additional bathroom
- Allocated parking space within this gated community + visitor parking
- Close to popular family park, beaches, restaurant, pub and Poole Quay
- Internal area of approximately 1,084 sq. ft.
- Service Charge: Approx. £8,042 per annum
- Share of Freehold
- Council Tax Band G: £3,999.98
- EPC Rating: B



ABOUT THIS PROPERTY:

The apartment itself is also a fantastic offering within the well regarded Moriconium Quay community. Situated on the second floor, this bright and well proportioned apartment enjoys an exceptional outlook across the central marina towards Poole Harbour. The living space is notably generous offering the scale to entertain comfortably, while remaining calm and easy for day-to-day living. Large windows and sliding doors draw in natural light opening onto a spacious waterfront balcony overlooking the marina, providing an interesting aspect to watch the daily comings and goings of marina life. Sitting naturally alongside the main reception space, is a separate fitted kitchen offering practical convenience.

All three bedrooms are comfortable doubles with fitted wardrobes, giving the accommodation functional storage space. There is a second balcony utilised by two of the bedrooms, which adds an additional outdoor amenity and enhances the apartment's sense of openness. The principal bedroom is served by an ensuite shower room, while bedrooms two and three are positioned alongside a family bathroom, making the layout equally suited to permanent living, visiting guests or those wanting flexible space for work and weekends by the water.

LOCATION:

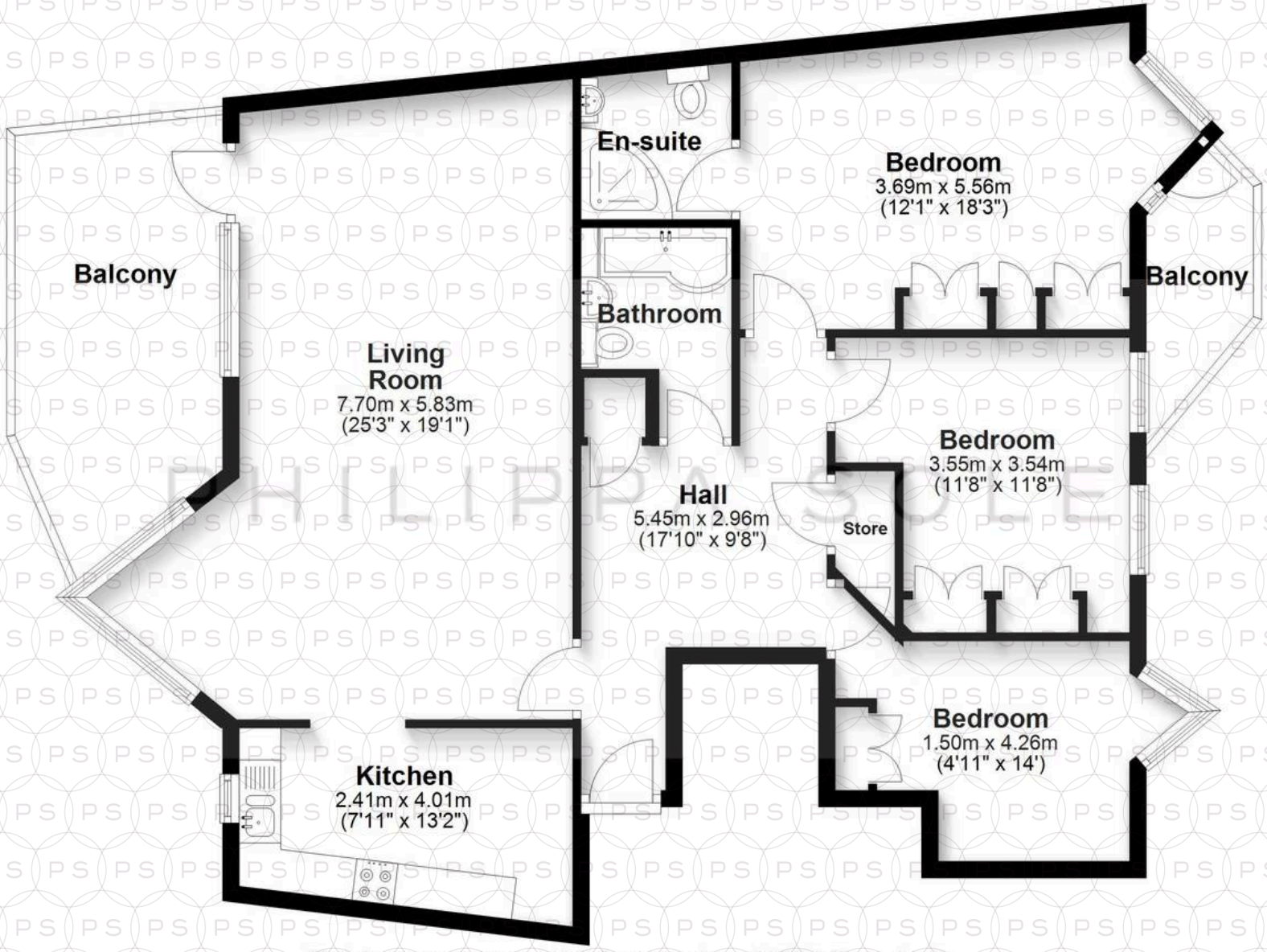
Moriconium Quay sits directly on the shores of Poole Harbour and remains one of the area's most established private marina complexes. The popular waterfront Lake Yard restaurant is just 350 metres away, while family parks, beaches and nature reserves are all within 0.5 miles, offering green open space and easy access to the shoreline. Poole Quay and the old town are approximately two miles away, with a wide choice of restaurants, bars and marine side dining. Sandbanks and the harbour entrance are accessed directly by boat (or car), while Poole train station provides direct services to London Waterloo in around two hours. Ferry connections to France and the Channel Islands are also easily reached.







Second Floor



Total area: approx. 100.8 sq. metres (1084.7 sq. feet)

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Plan produced using PlanUp.

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