

PS

38 Moriconium Quay, Lake Avenue, Hamworthy - BH15 4QP

£649,950





## 38 Moriconium Quay, Lake Avenue

Hamworthy, Poole

Nestled within the prestigious Moriconium Quay, this exquisitely refurbished first floor apartment offers an unparalleled waterfront lifestyle. Boasting secure gated access, a private marina and breathtaking views over Poole Harbour, this residence is ideal for those seeking elegance, privacy and coastal charm. Extending to over 1,400 sq ft the apartment is positioned in one of the most sought after locations within the development.

- Waterside apartment with stunning harbour views
- 14+metre extra wide mooring berth, available to purchase subject to negotiation. Berth Maintenance £3,200 pa
- Fully refurbished throughout
- 2 double bedrooms, with ensuites
- Additional reception space/office, sitting or family room
- Utility room & large walk-in store room
- Prime position moments from the beach
- Garage and parking space
- No forward chain
- Internal floor area 1418.68 sq.ft
- Share of freehold
- Service charge for the apartment, £4,300 pa includes: the flat, garage, gardens and building insurance
- Council tax band G - £3999.98
- EPC Rating: B

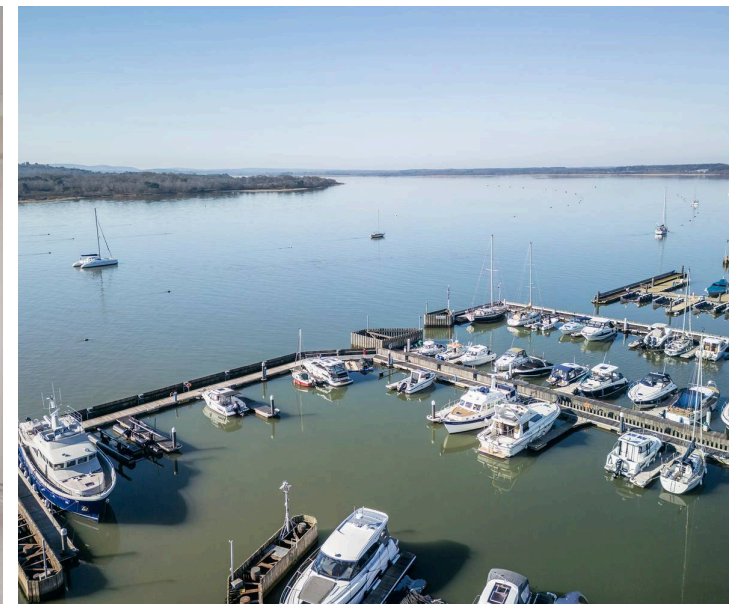


The spacious open-plan living area features floor-to-ceiling windows that flood the space with natural light and open onto a private sheltered balcony with a frameless glass balustrade, perfect for al fresco dining. The modern high-end kitchen has been completely renovated with NEFF appliances, and separate utility room, complementing the luxurious interior. The accommodation includes two generously sized bedrooms, with the principal suite benefiting from an en-suite bathroom, along with fully renovated bathrooms, refitted wardrobes, new internal hardwood doors, and new wall-piped radiators throughout. The property also benefits from a versatile semi-open-plan reception space, offering flexibility for a home office, additional seating area, or occasional guest space.

Additional features include a private garage, allocated parking, an airing cupboard and new double-glazed windows and patio doors leading to the refurbished balcony. For boating enthusiasts, an exclusive 14 metre extra wide mooring berth in the outer marina, available to purchase by negotiation. There is the possibility of swapping this mooring to a smaller mooring within the inner marina.

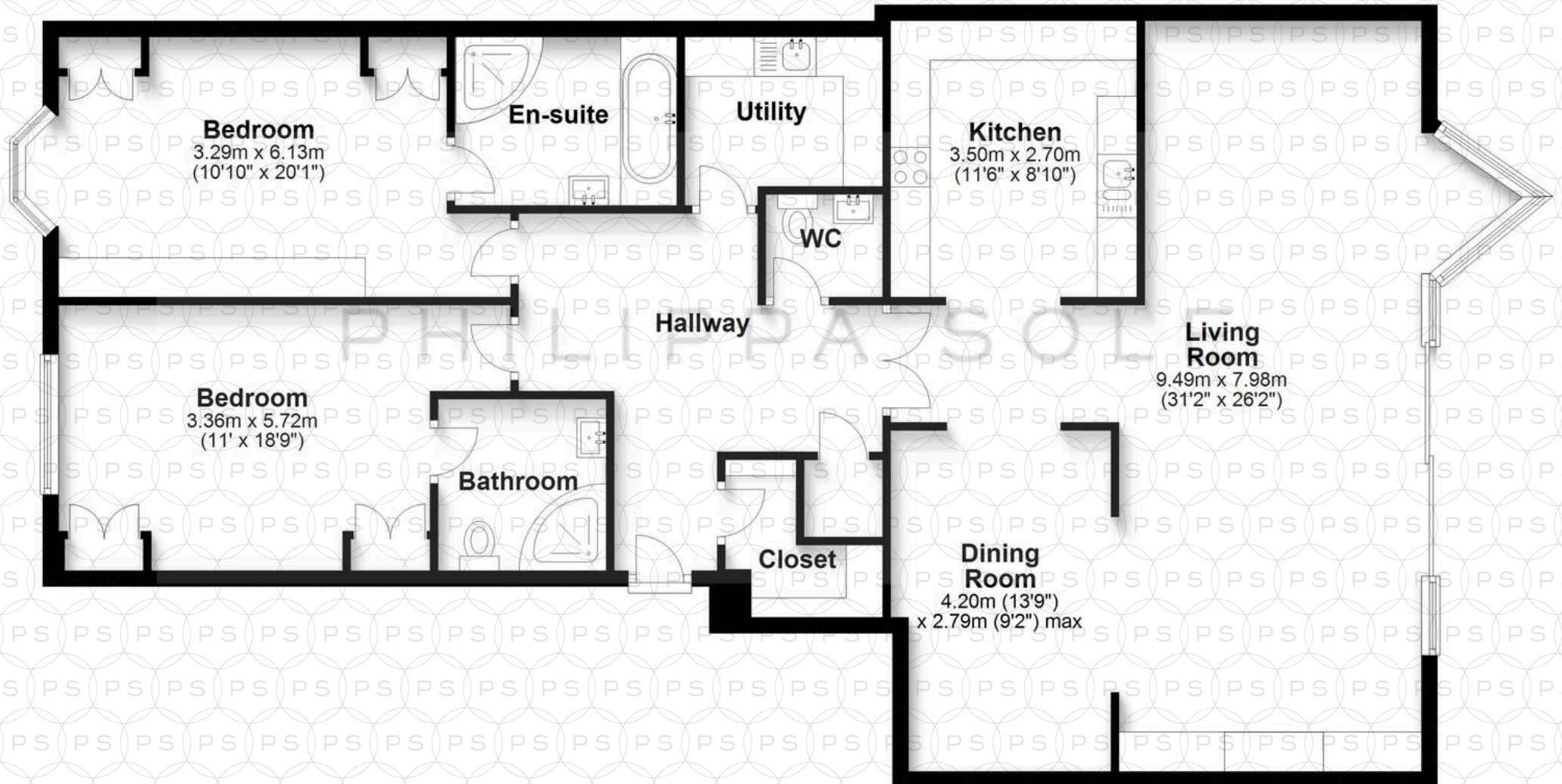
### Location

Located in Hamworthy, Poole, this exclusive gated community provides an enviable lifestyle with direct access to Poole Harbour and a private footpath leading directly to the beach. The renowned Lake Yard Restaurant & Yacht Club is also within immediate reach, offering an exclusive waterside dining experience. Just a short distance away, Poole Quay presents a vibrant selection of bars, restaurants, and boutique shops, while excellent transport links—including a mainline train from Poole to London in approximately two hours—ensure effortless connectivity. This exceptional first-floor apartment presents a rare opportunity to own a luxury waterfront home in one of Poole's most sought-after developments



## First Floor

Approx. 131.8 sq. metres (1419.0 sq. feet)



Total area: approx. 131.8 sq. metres (1419.0 sq. feet)



## Philippa Sole Ltd

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