



Garden Quays, Pitwines Close, Poole BH15 1ES  
£1,600 Per Calendar Month

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DORSET & NEW FOREST ESTATE AGENTS





Immaculate, large three double bed fully furnished maisonette with evening sun terrace, two bathrooms and a separate WC, all with Villeroy & Boch sanitaryware. There is a dedicated parking space-worth its weight in gold in Poole. Available from 6th August 2024 to 31st March 2025.

This is the owner's summer holiday home, which is why the standards in the property are so high, and the tenants have always loved living here.

The flat has two entrances. Up the stairs by the bike store or in the lift to the first floor, then enter via the terrace. The first thing you notice about the maisonette is its size and style. Attention to detail and quality are everywhere, including a fully fitted kitchen and Villeroy and Boch sanitaryware. It is fully furnished, and fully stocked with crockery, cutlery, glassware and utensils. The kitchen/breakfast room/dining area is 200 sq ft and the living room is 270 sq ft and includes a 50" TV, Blu-Ray & DVD player with a sound bar for surround sound. The door off the living room leads to the terrace with evening sun for an after work drink or BBQ.

To the upper floor, there is a great size airing cupboard, a main bathroom with double shower, and two double bedrooms both with wardrobes PLUS a delicious main bedroom: full height window with exquisite roller blinds and curtains, a wall mounted TV, a dressing table and chairs, then through to your own dressing room with fitted wardrobes and to your own en suite with a deep bath. It is also a highly energy efficient property.

You won't be disappointed with the interior of this maisonette, and you'll be proud to call this home.

## KEY FEATURES

- Very spacious fully furnished 3 double bedroom maisonette on the heart of Poole
  - Fully furnished with the owner's personal belongings
  - Available from 6th August 2024 to 31st March 2025.
    - 8 month let
    - Kitchen with dining area
  - 2 Bathrooms and downstairs WC: all Villeroy & Boch sanitaryware
  - Large decked terrace with late afternoon and evening sun
    - Gas central heating and fully double glazed
- Dedicated parking space—worth its weight in gold in Poole plus private bike store for up to 4 bikes
  - Viewings with 24 hours notice





**Hallway - 6.2m x 2m (12.4 sqm) - 20' 4" x 6' 6" (133 sq ft)**

Laminated flooring, thermostatic radiator, front door with obscure glass panels. Security video entry system and alarm panel

**Open Plan Kitchen/Dining/Breakfast Room - 4.76m x 3.82m (18.1 sqm) - 15' 7" x 12' 6" (195 sq ft)**

The kitchen has a tiled floor with black tiled splashback and a painted wall. Inset spotlights and a smoke alarm. Fittings include a range of fitted cupboards and drawers, wine rack, granite effect rolled edge worktops with built in appliances including fridge/freezer, dishwasher, washing machine, a double oven & hob, microwave and extractor hood. Fully stocked with crockery, cutlery and utensils. The dining area has a laminate floor and painted walls. Double glazed window with wood venetian blinds. Inset spotlights, large thermostatic radiator. Furniture includes a solid pine table and 6 chairs.

**Living Room - 6.04m x 4.12m (24.9 sqm) - 19' 9" x 13' 6" (268 sq ft)**

The living room has laminate flooring and painted plaster walls. 2 full height double glazed windows overlooking the terrace with roller blinds and curtains. Double glazed door leading to outside decking. Inset spotlights, 3 wall mounted lights, 2 thermostatic radiators. Furniture includes a corner sofa, a chunky distressed wood table, 50" TV unit and Blu-Ray & DVD player on stand. The TV comes with a sound bar for surround sound. Other occasional furniture.



**Cloakroom - 1.48m x 1.14m (1.7 sqm) - 4' 10" x 3' 9" (18 sq ft)**

A large cloakroom with laminate flooring and painted plaster walls inside. The room contains the consumer unit. Ironing board, Henry vacuum cleaner and other cleaning tools. Coat and shoe storage space.

#### WC

The downstairs loo has been fitted throughout with Villeroy & Boch sanitaryware.

**Terrace - 6.2m x 4m (24.8 sqm) - 20' 4" x 13' 1" (266 sq ft)**

The outside terrace consists of decking with a concrete walkway. Planter walls and several planted pots on the decking. Perfect afternoon and evening sun trap.

**Landing - 3.8m x 1.95m (7.4 sqm) - 12' 5" x 6' 4" (79 sq ft)**

The stairs and landing have fitted carpets and painted plaster walls and leads into all 1st floor rooms. Mirror.



### Airing Cupboard

A large airing cupboard with Worcester Greenstar 24cx Combi Boiler inside.

### Master Bedroom - 3.8m x 4.13m (15.6 sqm) - 12' 5" x 13' 6" (168 sq ft)

The main bedroom has fitted carpets, painted walls and a full height double glazed window with exquisite roller blinds and curtains fitted to a pole. Inset spotlights, Radiator. Furniture includes a double bed with 2 bedside tables each with lamp, chest of drawers and wall mounted TV. Dressing table and stool.

### Dressing Room - 2.15m x 2.44m (5.2 sqm) - 7' x 8' (56 sq ft)

The dressing room has fitted carpets, painted plaster walls and full height double glazed window with roller blind and curtain on pole. Thermostatic radiator. Furniture includes a mirror and fitted wardrobes.

### En Suite

The newly fitted tiled ensuite has Villeroy & Boch floor tiles. White sink vanity unit and close coupled style loo. Drench style shower over a Villeroy & Boch bath. Large mirror fronted bathroom cabinet, extractor fan and heated towel rail.

### Bedroom 2 - 3.95m x 3.35m (13.2 sqm) - 12' 11" x 10' 11" (142 sq ft)

The second bedroom has fitted carpets, painted plaster walls and a full height double glazed window with roller blinds and curtain on pole. Wall lights, thermostatic radiator. Furniture in the room includes a fitted three door wardrobe, 2 x single beds, bedside tables and lamps.

### Bedroom 3 - 3.95m x 2.58m (10.1 sqm) - 12' 11" x 8' 5" (109 sq ft)

The third bedroom has fitted carpets, painted walls and a double glazed window with blinds and curtain on pole. Wall lights, thermostatic radiator. Furniture in the room includes a single bed, a bunk bed and a bedside table with a lamp. 2 door wardrobe with drawers.

### Bathroom - 2.14m x 1.95m (4.1 sqm) - 7' x 6' 4" (44 sq ft)

The fitted bathroom has Villeroy & Boch floor tiles and tiled walls. Villeroy & Boch double shower enclosure. White close coupled style loo and vanity sink unit. Mirror, extractor fan and heated towel rail.

### Outside

Dedicated parking space plus private bike store for up to 4 bikes.





## ADDITIONAL INFORMATION

Annual Council Tax: Band D £2,147.75 payable for 2024/5

Energy Performance Certificate (EPC) Rating: Band B (83)

Connectivity: Many broadband providers available

TV: 50" TV supplied with a Blu-Ray & DVD player with a sound bar for surround sound

Rent: £1,600 per calendar month

Deposit: £1,846 held with the DPS

Furnished: Fully Furnished, No Pets, No Smoking

Availability: 6th August 2024 to 31st March 2025, upon completion of satisfactory references

Parking: Dedicated parking space. Private bike store for up to 4 bikes

Cleaning: Tenants to pay for professional clean including hob and oven at the end of the tenancy

Furniture: If furniture is move around it is to be relocated to it's original location at the end of the tenancy

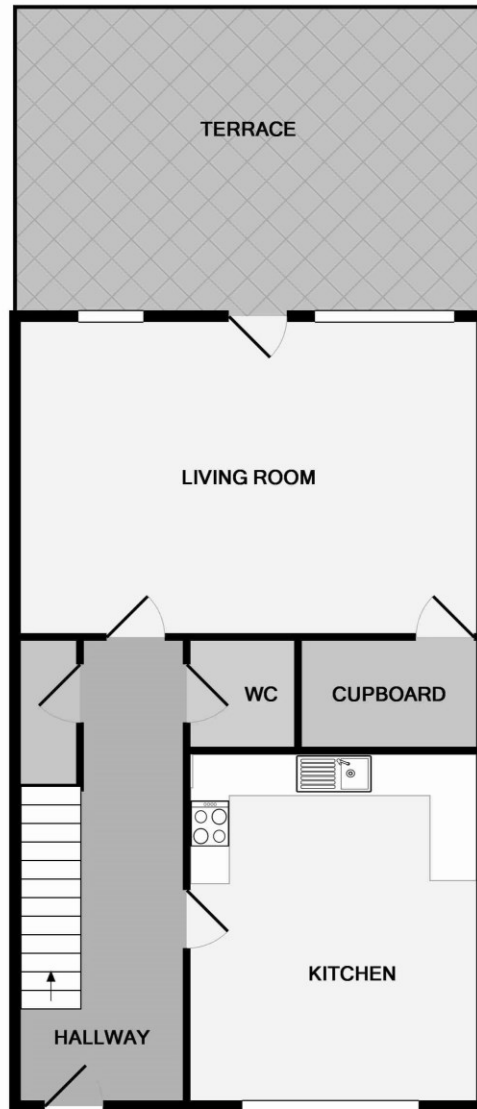
Viewings: With 24 hours notice



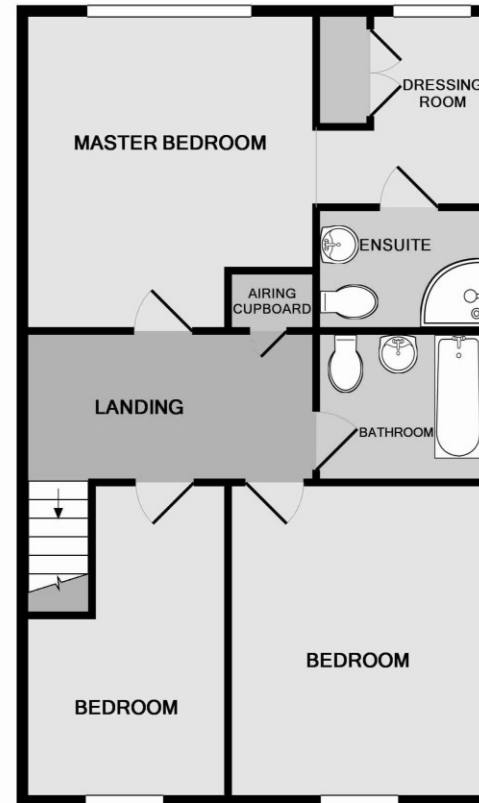


# FLOORPLAN

TOTAL APPROX. FLOOR AREA 1329 SQ.FT. (123.5 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 664 SQ.FT.  
(61.7 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 664 SQ.FT.  
(61.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

## AREA DESCRIPTION

You are within walking distance of the bustle of Poole Quay where you can see anything from fishing boats coming back in to sleek Sunseeker yachts, whose home is Poole. You will always find something different here: fireworks evenings to biker evenings, cockles on the quay to traditional pubs to evenings out at the Guildhall Tavern or Sunday lunch buffet at the Hotel Du Vin. And for home cooking, a visit to Greenslades fresh fish market shop on the other side of the bridge will not disappoint.

Of course in town, everything is convenient: doctors, dentists and Sainsburys and Aldi supermarkets all within walking distance. For work out of the area, Poole railway station is less than 10 minutes walk. By car you get quick access to the A31 with at least dual carriageway to the New Forest, Southampton and the UK motorway network. Bournemouth International Airport is the fastest growing in the UK. And Poole bus station is a National Express link. And from Poole Quay there are ferries to France and the Channel Islands. Commercially Poole is a growing area, enhanced by the new Twin Sails bridge and the Poole/ Bournemouth conurbation is a significant employer in the South of England with the headquarters of LV, JP Morgan, RNLI, Sunseeker Marine and Merlin Entertainments.

You are on the edge of Poole Harbour, which is the 2nd largest natural harbour in the world, and haven to boats of all sizes. There are of course many marinas, yacht clubs, and slipways and even if the water is not for you, it remains a spectacular sight to watch the kite surfers and windsurfers in this UK hub for the sports. There is also a large cycling community with a favourite trip being to take the Sandbanks chain ferry to explore the Purbeck Hills. Dorset's Jurassic Coast is a key destination for walkers. The area has a number of quality golf courses and tennis clubs and of course our neighbours in Bournemouth have a Premier League football club.





## Viewing by Appointment Through the Vendor's Sole Agent

Mollaro Ltd ▪ Briggs House ▪ 26 Commercial Road ▪ Ashley Cross ▪ Poole ▪ BH14 0JR  
 01202 80 50 90 ▪ [hello@mollaro.com](mailto:hello@mollaro.com)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B		82	83
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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