

PHILIPPA SOLE

SALES, LETTING & SEARCH AGENT
TRANSPARENT. BESPOKE. EFFECTIVE



FLAT 10 WOODLANDS, 1 FLAGHEAD ROAD,
POOLE, DORSET, BH13 7JL



ABOUT THIS PROPERTY

£ 7 5 0 , 0 0 0

Secure underground parking

Large 25ft westerly-facing balcony

Guest suite for visiting family and friends / Study

Vacant possession

Dedicated on-site Lifehosts offering on-demand support for all needs

Luxurious and secure independent living for over 60s

24 hour care line

993 years remaining on lease

Council band F: £2,814.13

Maintenance: £7683.34

Leasehold

Woodlands is a secluded and contemporary development of 17 spacious apartments set over four storeys. This beautiful complex benefits from dedicated on-site Lifehosts, who will support you with all your day-to-day concierge needs from signing for parcels and errand running to valet parking and making restaurant reservations. Apartment 10 is bright and spacious throughout, featuring a large open-plan kitchen / dining / living room which overlooks a private, paved balcony. The modern kitchen is fitted with a comprehensive range of base units and integrated appliances which include: fridge/freezer, dishwasher, oven and microwave, a freestanding washing machine and tumble dryer which are located in the utility room as well as a pull-out pantry cupboard. The green detailing at the back of the apartment's kitchen ties in with the development's overall aesthetic, while the surfaces are finished with an elegant white gloss. The main bedroom, which overlooks the garden, is a quiet place to unwind at the end of the day and has a convenient en-suite bathroom. Bedroom 2 also overlooks the garden and enjoys the morning sunshine, located adjacent to the family bathroom. The second reception room is access from the living space offering flexibility and versatility and can be used for an office or guest bedroom.

Everything about Woodlands has been carefully considered to work in harmony with the tree-line surroundings. The garden setting is integral throughout the development, from the attractive walkway at the front entrance to the woodland floor garden. The outdoor space is linked to the development's light and spacious lounge that has large windows affording attractive views. Through the front door, the lobby leads into the open-plan lounge, with the social kitchen and honesty bar at one end and a roaring fire and comfortable sofas at the other. With its view over the gardens, this is a space that regularly brings people together for a cup of tea, a bite to eat and a chat with neighbours whilst friends and family can stay in the luxurious ensuite guest suite.

LOCATION

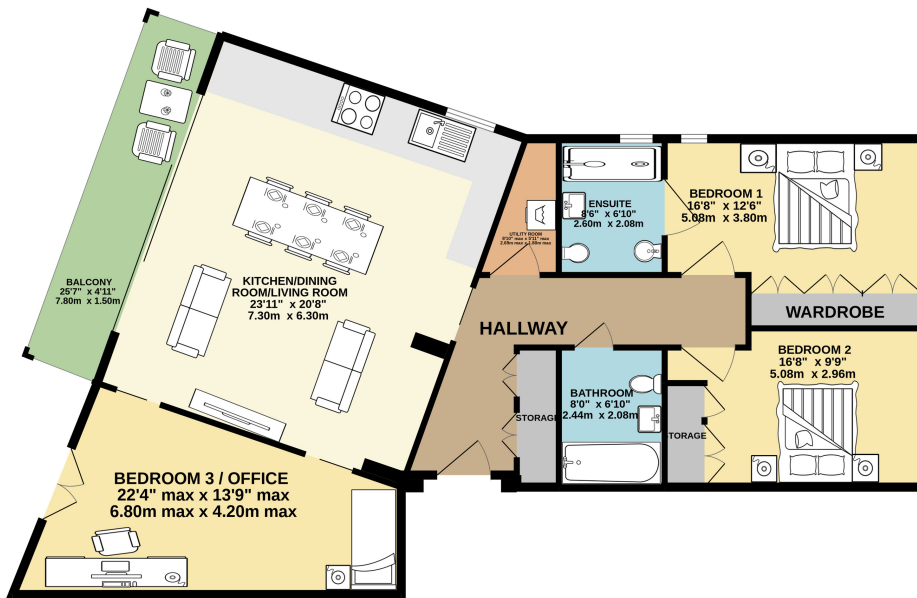
Woodlands is a private, sun-dappled place amid the pinewoods. Located within a short walk of Canford Cliffs village, you will benefit from a wealth of leisure facilities, sandy beaches and open spaces. There is also an abundance of charming places to eat and drink. The village has good access to public transport. The commercial shopping centres of both Bournemouth and Poole with a selection of restaurants, shopping and entertainment facilities are approximately 3 miles equidistant. Bournemouth railway station provides a direct line to London Waterloo in under 2 hours and Bournemouth International Airport is approximately 9 miles away.





Communal area

2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 to 100)	A		
(81 to 91)	B	86	86
(69 to 80)	C		
(56 to 68)	D		
(39 to 54)	E		
(21 to 38)	F		
(1 to 20)	G		
Not energy efficient - higher running costs			
England, Wales & N.Ireland		EU Directive 2002/91/EC	

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