



HEARNES

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**Panorama, Alipore Close, Lower Parkstone,
Poole, Dorset, BH14 9AE**

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LEASEHOLD PRICE £375,000

A stylish two double bedroom, two bathroom apartment with sea glimpses, two balconies, passenger lift and underground parking. The property benefits from gas central heating via radiators, double glazing and is extremely spacious. The master bedroom has an exceptionally large window allowing light to flood in, and also benefits from an ensuite dressing area and luxurious ensuite shower room. The second bedroom once again has a large window with a central door leading to its own private balcony as well as fitted wardrobes. The contemporary lounge/dining room/kitchen is a generous dual aspect room with sea glimpses from the dining area and the kitchen. The kitchen is well fitted with granite work surfaces, two tone cabinets and a full range of integrated appliances by AEG and Hotpoint. From the kitchen there is a door leading out to the second balcony which has a westerly aspect. This room also has an intelligent lighting system with various settings and fire vamps centrally switched PowerPoint for table lights or side lights. The main bathroom is a generous size once again fitted in a contemporary white suite with bath and separate shower cubicle.

Panorama is a development of, 13 apartments with electronic gates, entry phone system, secure underground parking where there is also a large storage cupboard for each flat, passenger lift serving all floors including the car park, attractive communal gardens and four visitors parking spaces. The freehold has been bought by nine of the residence and a share in the freehold owning company is available to purchase (details upon request from Hearnese)

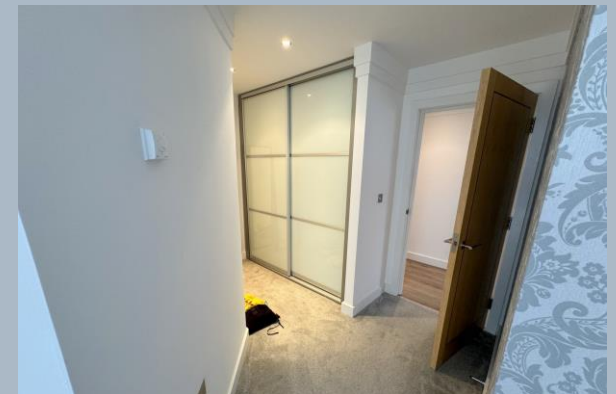
- Superb 2 bedroom, 2 bathroom first floor apartment
- Generous size of over 1000 square feet of accommodation
- **Luxury** development nestled on its plot, set atop a small hill in this sought after area
- Gas central heating, double glazing and secure underground parking
- Passenger lift to all floors and car park.
- Storage cupboards for all flats on the car park level
- 2 balconies, one easterly off bedroom two and one westerly off the kitchen
- Lovely spacious open plan kitchen/lounge/dining room with large dual aspect windows and sea glimpses.
- Both bathrooms are fitted in stylish white contemporary suites

Alipore Close is just over half a mile to the shops and restaurants at Penn Hill with the more extensive facilities in Ashley Cross, including a mainline railway station, approximately ¾ of a mile in the other direction. Poole Town Centre is 2.3 miles away, Westbourne is 1.6 miles away and Bournemouth Town Centre is just over 3 miles away.

Maintenance: Approximately £3000 per annum
Ground Rent: £250 per annum
Lease: - 125 years from 2010

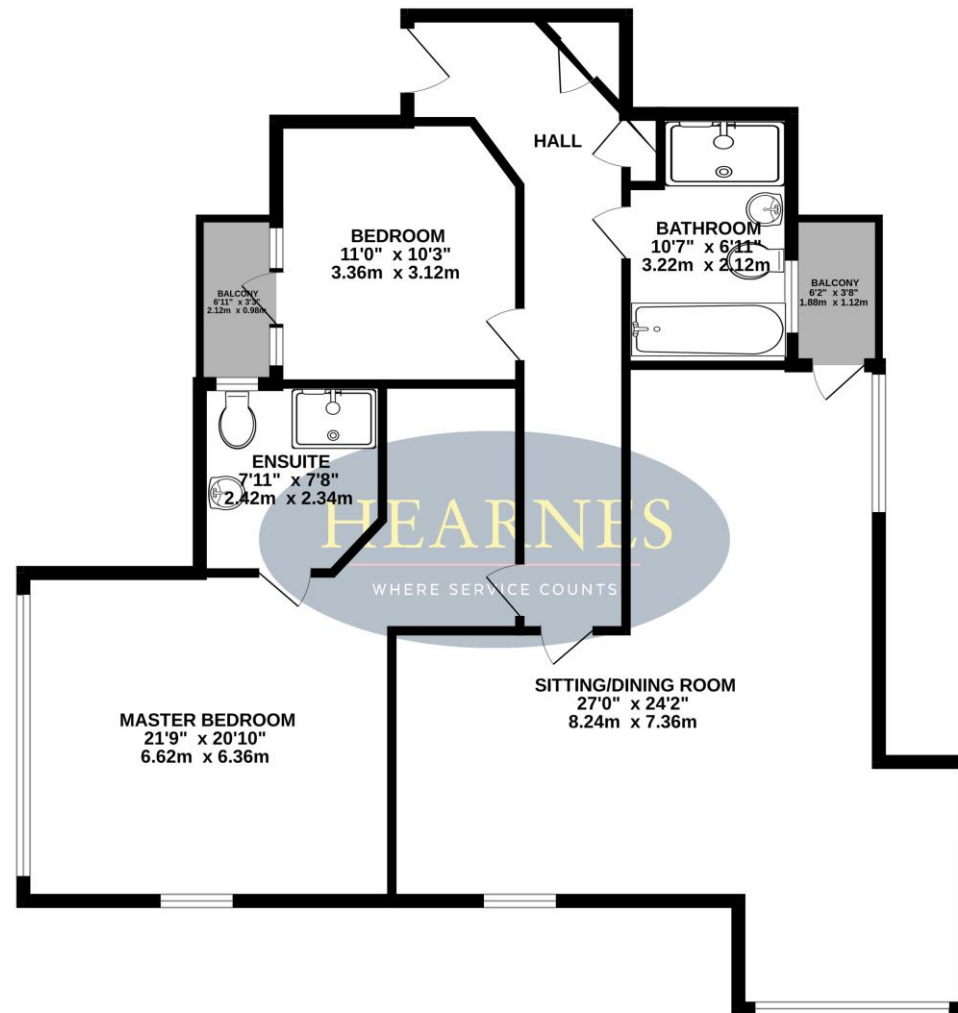
COUNCIL TAX BAND: F

EPC RATE: B





1072 sq.ft. (99.6 sq.m.) approx.



TOTAL FLOOR AREA: 1072 sq.ft. (99.6 sq.m.) approx.

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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