



43 The Observatory, Park Road, Poole, Dorset BH15 2FY

Guide Price £350,000 Leasehold

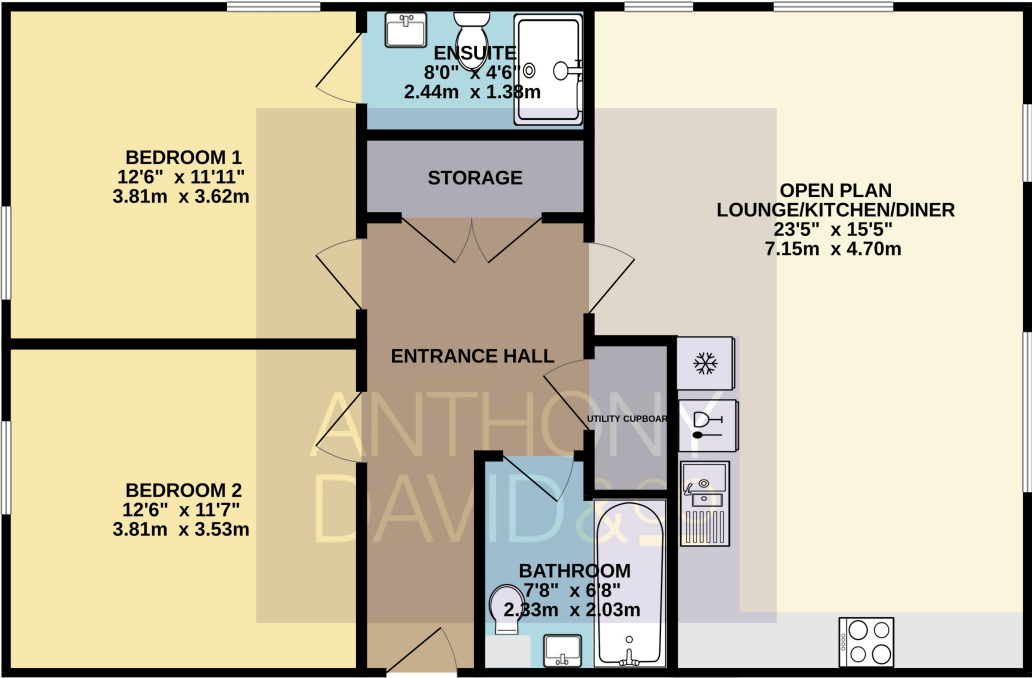
GUIDE PRICE £350,000 - £365,000 \*\* \*\* UNINTERRUPTED FAR REACHING HARBOUR VIEWS \*\* A striking two double bedroom fifth floor apartment situated on the fringes of Lower Parkstone and Poole Park. The popular Ashley Cross with its array of trendy bars and bistros is just a short walk away. This 'turnkey' home is immaculately presented throughout and viewing is imperative to not only appreciate its fantastic location, views from most rooms and the luxurious accommodation on offer, which comprises: triple aspect open plan living area, stylish kitchen and contemporary en-suite shower and bathroom. Externally the property boasts a communal ROOF TERRACE providing stunning panoramic views, allocated parking space, storage locker and communal bike shed. Further features include: integrated appliances to kitchen, storage, lift in block, electric heating and UPVC double glazing. School Catchment - Lilliput CE Infants and Baden-Powell and St Peters CE Juniors.

info@anthonydavid.co.uk  
www.anthonydavid.co.uk  
01202 677444

ANTHONY  
DAVID & CO




FIFTH FLOOR  
843 sq.ft. (78.3 sq.m.) approx.



- Entrance Hall Doors to
- Open Plan Lounge/Kitchen/Diner 7.15m x 4.68m (23' 5" x 15' 4")
- Bedroom One 3.58m x 3.81m (11' 9" x 12' 6")
- En-Suite Shower 2.44m x 1.38m (8' 0" x 4' 6")
- Bedroom Two 3.81m x 3.53m (12' 6" x 11' 7")
- Bathroom 2.33m x 2.03m (7' 8" x 6' 8")
- Tenure Leasehold 996 years remaining
- Ground Rent £200 per annum
- Service Charge £2400 per annum
- Council Tax Band D

TOTAL FLOOR AREA : 843 sq.ft. (78.3 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A	68	68
(81-91)	B		
(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	

Property Misdescriptions Act 1991  
Property details contained herein do not form part of an offer or contract. Any measurements are included for guidance only and as such must not be used for the purchase of carpets or fitted furniture. We have not tested any apparatus, equipment, fixtures, fittings or services neither have we confirmed or verified the legal title of the property. All prospective purchasers must satisfy themselves as to the correctness and accuracy of such details provided by us. We accept no liability for any existing or future defects relating to any property.