

TO LET

7a Alton Road, Lower Parkstone,
Poole, Dorset BH14 8SJ



PHILIPPA SOLE



£2,950 pcm

Two west facing balconies with views towards Poole Harbour

4/5 bedroom modern home

Large open-plan kitchen, dining, living room

Landscaped private garden

More than 2000 sq.m

Separate utility room & integral garage

In catchment for popular schools

Less than 500m to Ashley Cross village & Parkstone Train Station

Band F - £3,102.3

About this property

A contemporary four/five bedroom town house offering versatile accommodation over four floors, two bathrooms, cloakroom, utility room, integral garage and distant views over Poole Harbour. Sadly pets are not considered at this property. Available from end of August/early September.

The main entrance is on the ground floor, along with the integral garage, ground floor cloakroom and good sized dedicated utility room.

The first floor is given entirely to an impressive open plan kitchen / dining / living space. This double aspect room is flooded with light from the floor to ceiling sliding doors to the front and rear. The modern kitchen comes with integrated appliances complemented by wooden work surfaces. The living area enjoys the afternoon sun from a spacious southwest facing balcony, whilst the rear doors lead onto a private terrace capturing the morning sun.

On the second floor are three double bedrooms and a luxury bathroom featuring a bath, large walk-in shower and basin with vanity unit and wall-length mirror. The top floor has been designed as a suite with the main bedroom having its own balcony and lovely west facing harbour views. There is a large walk in wardrobe and luxurious ensuite, as well as an additional 5th bedroom / study.

The rear terrace is paved, with steps that lead to a winding path with landscaping on either side that in turn leads to a seating area and garden shed at the rear. Sadly animals are not permitted.

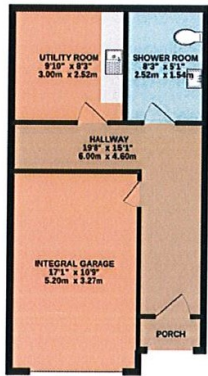
Location

The property is located on a popular road approximately 480 metres away from Ashley Cross and within a few minutes' walk to the train station at Parkstone, giving direct access into London Waterloo in approx. two hours. Ashley Cross itself is centred around the village green with an array of coffee shops, bars and restaurants. In catchment for the over subscribed local primary and secondary schools.

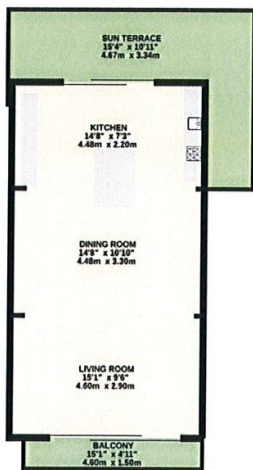




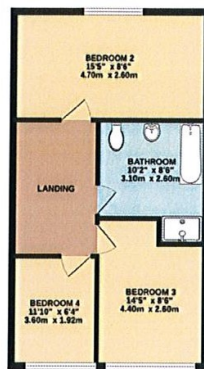
GROUND FLOOR
503 sq ft. (46.6 sq m.) approx.



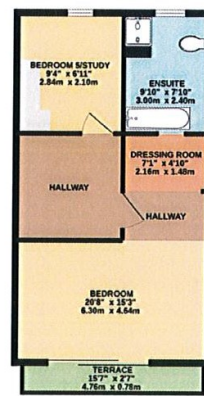
1ST FLOOR
500 sq ft. (46.3 sq m.) approx.



2ND FLOOR
507 sq ft. (47.1 sq m.) approx.



3RD FLOOR
472 sq ft. (43.7 sq m.) approx.



TOTAL FLOOR AREA: 2003 sq. ft. (186.1 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

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		93
(81-91) B	86	
(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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