

**Breeze, 9 Durrant Road,
Lower Parkstone, Poole, Dorset, BH14 8TZ**



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SHARE OF FREEHOLD PRICE £500,000

A well presented and spacious, 2 double bedroom, 2 bathroom, contemporary first floor apartment with 2 southerly facing balconies, distant harbour views, and being in an excellent position in the block to take advantage of the views. Benefitting from a semi open plan layout to include a wonderful lounge/dining room, fully fitted kitchen, and wood effect flooring. A wonderful feature is the underground parking area, with lift access to the apartment and a large storage room. The owner has lived in the apartment since new, and has loved the space, outlook, and excellent location. Breeze is a high quality modern, exclusive development, built in 2005, with 3 blocks, set in an elevated position, in a desirable location in Lower Parkstone. The development has well-tended grounds and a rather delightful outside seating/ lawn area. It also has an entry phone system, well-kept communal areas, visitor parking and a lift servicing all floors.



- Well presented first floor 2 double bedroom apartment, set in an excellent position within the development
- Semi open plan layout with large, kitchen/dining room extending into a fully fitted kitchen
- The kitchen has been well maintained and recently had some new integrated appliances fitted. Features include, oven, 'Whirlpool hob, extractor, integrated 'Beko' washing machine, 'Zanussi' dishwasher and fridge/freezer. Feature large granite work top that extends into the dining area forming a breakfast bar
- A pair of good sized southerly facing balconies, one facing the front and the other set on a corner position, having tiled floors, chrome fittings, glazed balustrade, and distant harbour views
- High quality finish wood effect acoustic flooring throughout the main reception areas as well as oak interior doors
- Master bedroom with recess area for wardrobes and ensuite shower room with fully tiled walls and floor and fitted vanity units
- Gas central heating and double glazing
- Underground parking bay and large lockable storage room
- Lift servicing all floors, including the underground parking
- The owner has bought her share of the freehold
- Entryphone system, well tended grounds to include a small area of lawn with a seating area, visitors parking
- Peaceful, elevated setting enjoys some harbour views

Breeze is set in Durrant Road in Lower Parkstone and is within a mile of both Ashley Cross and Penn Hill. Parkstone Railway Station is under half a mile and Poole station within 2 miles. The property is within 2 miles to the beach and sea at Sandbanks and within a mile to Poole Park and Whitecliff Parks. Lilliput, and Evening Hill, are also nearby, with the area known for its nature beauty and wonderful coastline/harbour walks.

COUNCIL TAX BAND: E

MAINTENANCE: £2224 PER ANNUM

EPC RATE: C

LEASE LENGTH: 125 years from

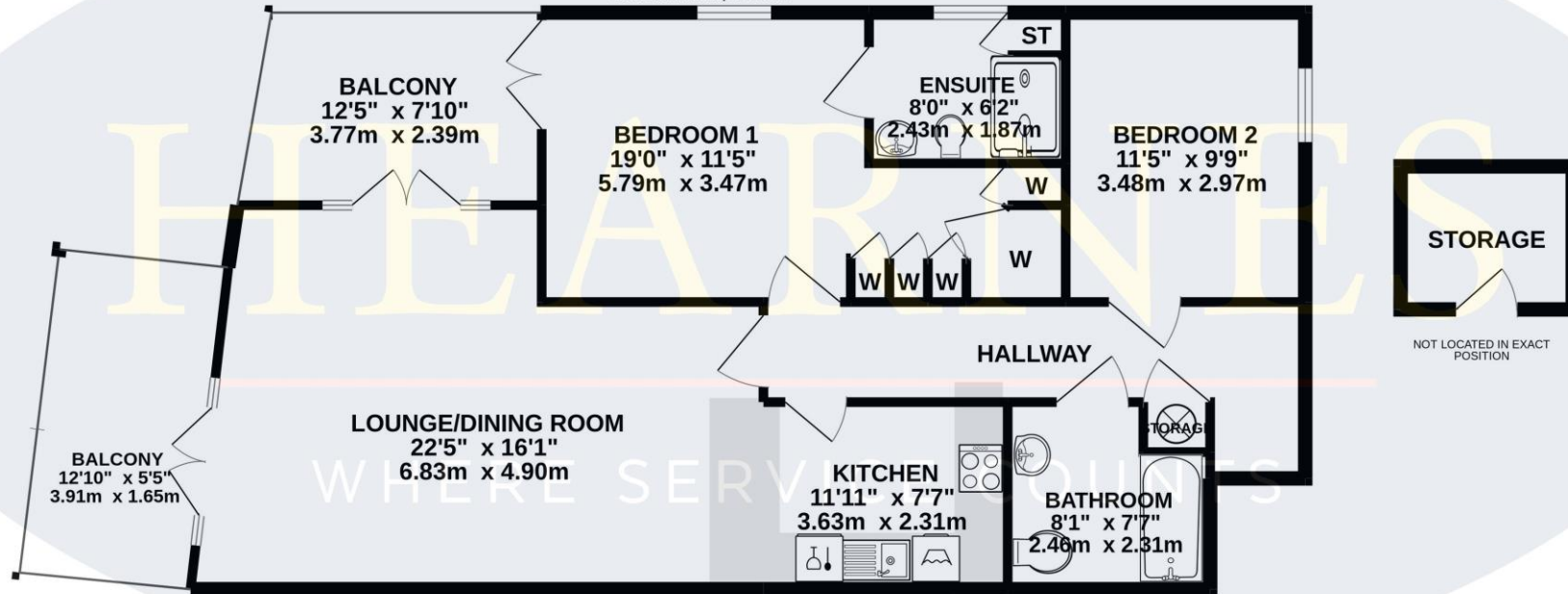
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnes Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.





TOTAL FLOOR AREA : 1198 sq.ft. (111.3 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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GROUND FLOOR
1157 sq.ft. (107.5 sq.m.) approx.





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18 - 20 Parkstone Road, Poole, Dorset, BH15 2PG

Tel: 01202 377377 Email: poole@hearnes.com

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