

Royal Court  
18 Windsor Road, Lower Parkstone BH14 8SF  
£480,000 Share of Freehold

**MAYS**  
ESTATE AGENTS









## Property Summary

An outstanding and spacious three double bedroom first floor apartment, featuring a generous south-facing balcony terrace, private garage and residents' parking. Set within a modern, boutique development of just five apartments, this contemporary home is located at the quiet end of Windsor Road in sought-after Lower Parkstone, just a short stroll from the vibrant amenities of Ashley Cross and Parkstone railway station.



## Key Features

- Pets permitted under licence
- Immaculate first floor apartment
- In close proximity to Ashley Cross amenities
- Fantastic open plan kitchen lifestyle space
- Large principal bedroom suite
- Three double bedrooms
- Two modern bath/shower rooms
- Spacious south facing balcony terrace
- Entry phone, alarm system, underfloor heating & water softner
- Residents parking & private garage
- Highly desired Lower Parkstone location within Baden Powell favoured catchment



## About the Property

Nestled at the far end of Windsor Road, this beautifully presented first-floor apartment enjoys a peaceful and private position, just a short stroll from the vibrant Ashley Cross, renowned for its boutique shops, stylish bistros and lively bars.

Set within an exclusive, contemporary development of just five apartments, built circa 2010, the property is surrounded by impeccably maintained communal grounds. It includes a garage with a 240v power outlet, allocated parking to the rear, a communal outdoor tap, and secure internal bike storage.

This exceptional home offers three generous double bedrooms, including a luxurious principal suite with a modern en-suite shower room. At the heart of the apartment is a stunning open-plan kitchen, living, and dining area which flows seamlessly onto a large south-facing balcony—ideal for both entertaining and relaxed alfresco living.

The main living space is an impressive, light-filled room, enhanced by dual-aspect aluminium sliding doors that open onto the full-width terrace. The design cleverly balances spacious open-plan living with cosy, defined zones for lounging and dining.

The high-specification kitchen features Quartz stone worktops, pebble grey high-gloss units, and a full suite of integrated Neff appliances. Citrus glass splashbacks, ceramic slate-effect floor tiles, and LED spotlighting complete the ultra-modern aesthetic. A generous dining area easily accommodates a large table and chairs, while the lounge area is perfectly positioned to take advantage of the natural light and outdoor views—ideal for relaxing or entertaining guests.

The private south-facing balcony spans approximately 6.00m x 2.35m and is finished with frosted glass panels, privacy walls, and integrated lighting to enjoy the space well into the evening.

To the rear of the property, the spacious principal bedroom includes sleek high-gloss fitted wardrobes and a dramatic floor-to-ceiling window with fitted blinds. The en-suite shower room is fully tiled and features dual basins, a walk-in double-width shower with rainfall head, and WC. Two further double bedrooms, both facing east, are served by a stylish fully tiled family bathroom.

Additional features include underfloor heating throughout, a water softener, a video entry phone system, intruder alarm, and a large storage cupboard off the entrance hall housing the boiler.

The building is meticulously maintained and features a lift to all floors, a fire protection system and CCTV. Ownership and control are shared by the residents (each flat holds membership).

Tenure: Share of Freehold with the remainder of a 125-year lease

Service Charge: Currently approx £2,989.80 per annum

Council Tax Band: E

Pets: Permitted under license

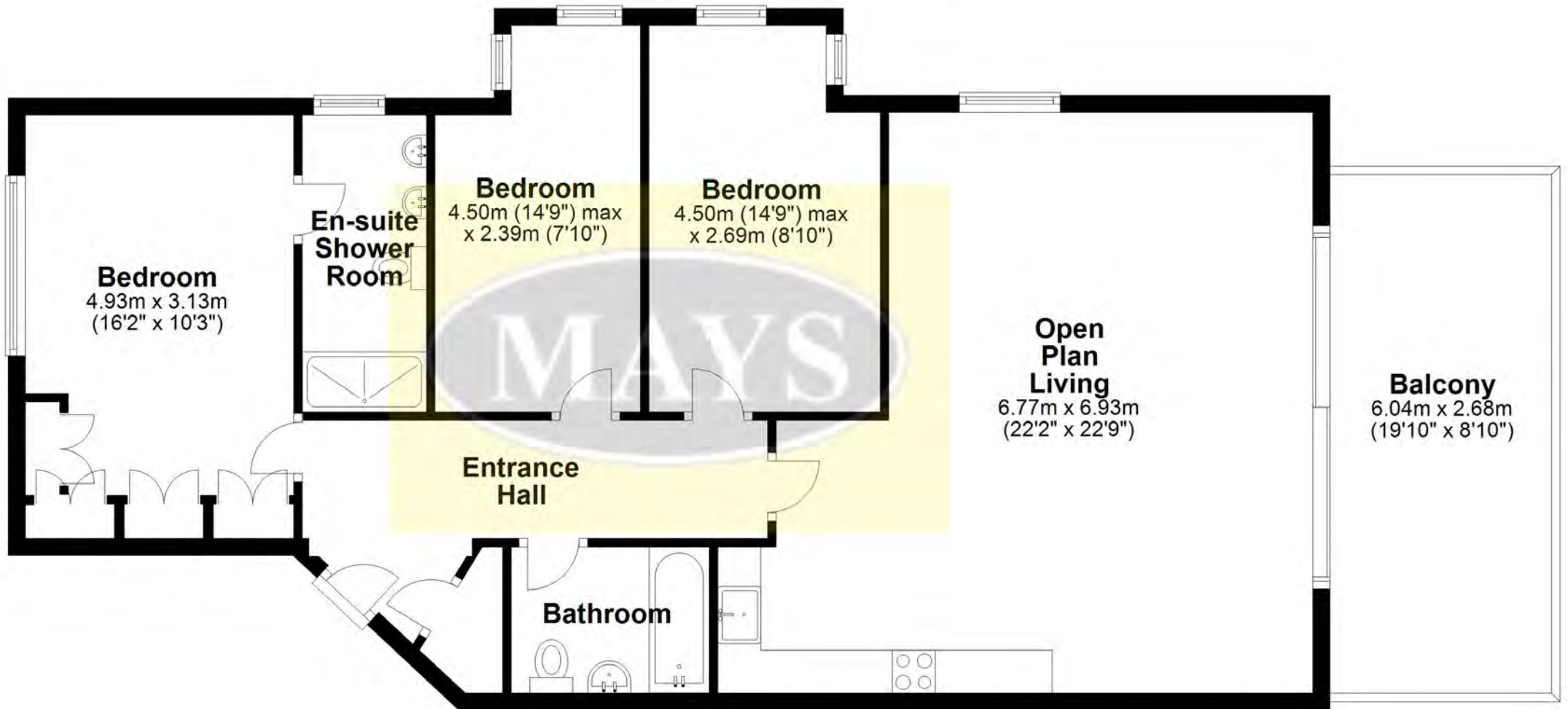
Holiday Lets: Not permitted

This outstanding apartment offers a unique opportunity to acquire a stylish and modern home in one of the area's most sought-after locations.



## First Floor

Approx. 113.1 sq. metres (1217.6 sq. feet)



Total area: approx. 113.1 sq. metres (1217.6 sq. feet)

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit

[www.bournemouthenergy.co.uk](http://www.bournemouthenergy.co.uk) (Tel: 01202 556006)

Plan produced using PlanUp.





## About the Location

Ashley Cross is a vibrant area of Poole, known for its picturesque green and interesting collection of specialist shops, boutiques, bars and bistros. Many of the roads fall within a conservation area, which has helped maintain the character and appearance of this popular location. Communications to the town centre at Poole are excellent and Ashley Cross enjoys its own railway station with direct links to Southampton and London.

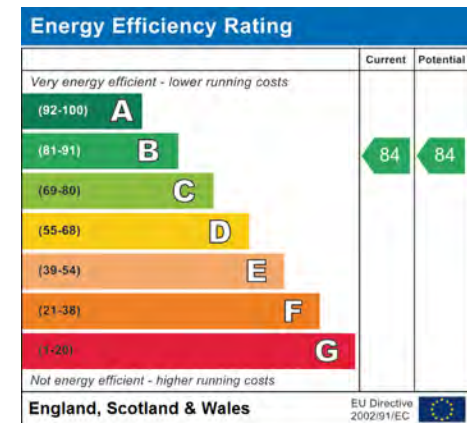
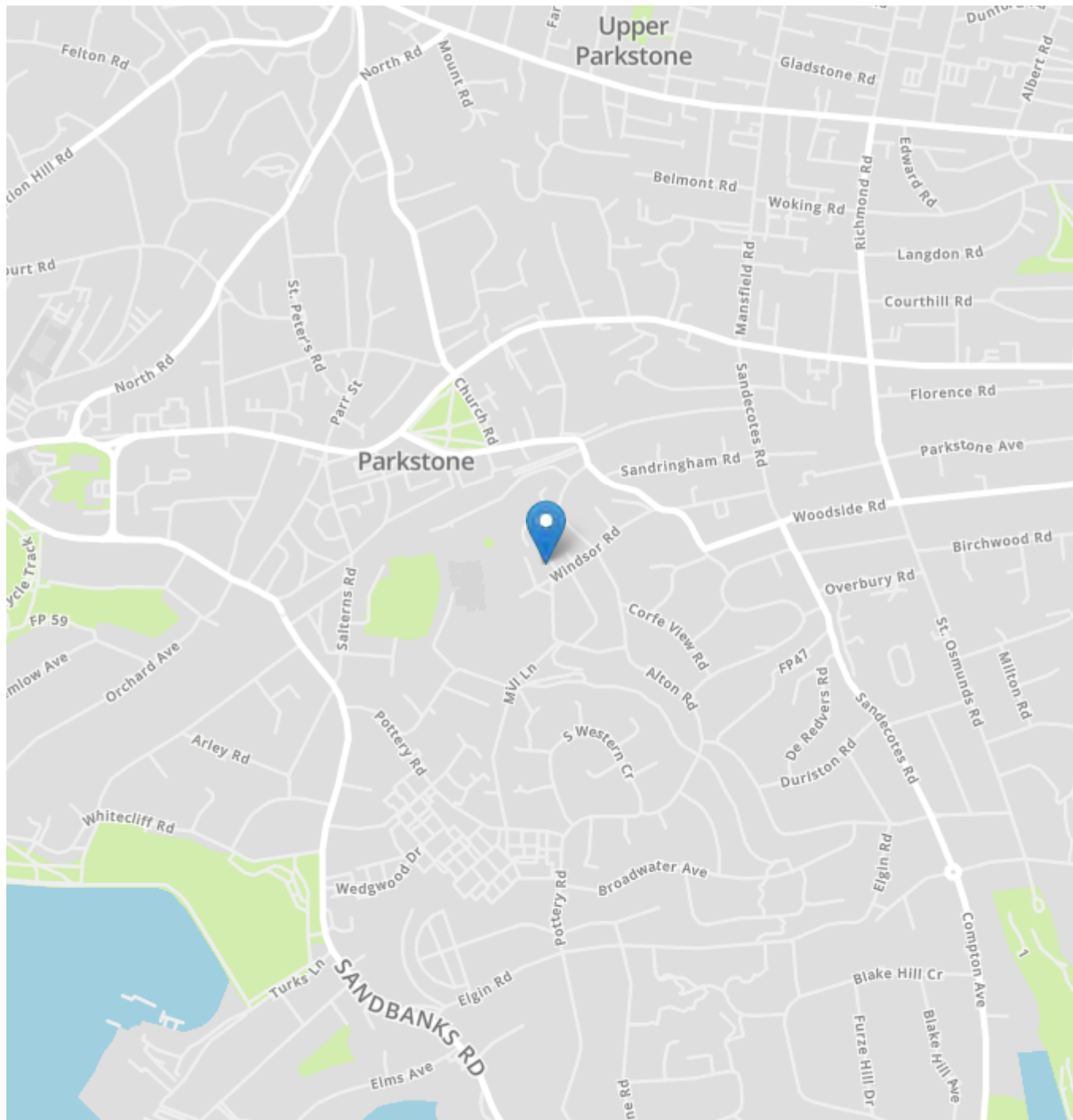


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We have been successfully selling clients homes for more than 30 years, and our wealth of local knowledge combined with our experience in both the London market and overseas property, means our team can handle anything that comes their way.

Our reputation is a result of the unsurpassed level of service we offer and importantly the results we achieve for our clients. Our ethos is to 'Bring People and Property Together', after all it's what we've been doing so well for so long.



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**New Developments (where applicable)**

Plans and specification are subject to change during the course of construction. All measurements are approximate. The developers reserve the right to alter and amend the information given in these particulars as necessary. Nothing contained herein shall be, or shall be deemed to be, part of any contract. The approximate dimensions quoted indicate the maximum room sizes and are scaled from plans before construction has commenced. They are not intended to be used for carpet sizes, appliance spaces or items of furniture.

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