



HEARNES

WHERE SERVICE COUNTS

**Alturo, 1 Dudsbury Road
West Parley, Dorset, BH22 8RA**

LEASEHOLD (Share of Freehold)

PRICE £395,000

“A beautifully finished and brand new first floor apartment with a spacious southerly facing balcony and a share of the freehold”

A beautifully finished, light and spacious two double bedroom, one bathroom, one shower room first floor apartment has a spacious southerly facing balcony, lift and stairs, allocated parking and a share of the freehold.

‘Alturo’ has been cleverly designed and beautifully finished to an extremely high standard with some lovely finishing touches. All apartments within the ‘Alturo’ development will be sold with a 10 year ICW warranty, have allocated parking and have a lift and stairs to all floors.

- **A stunning first floor two double bedroom apartment with a spacious southerly facing balcony, lift and a share of the freehold**
- **Communal entrance hall** with a lift and stairs rising to the first floor
- **Private entrance hall** with entry phone intercoms system and storage cupboard
- 19ft Light and spacious **open plan kitchen/breakfast/dining/lounge area**
- **Lounge/dining area** with ample space for a dining table and chairs and sliding patio doors leading out to an 12ft balcony
- **12ft Southerly facing spacious balcony** enclosed by a glass balustrade
- **Kitchen/breakfast area** incorporating extensive quartz worktops with matching upstands, that continue round to form a breakfast bar, inset 1.5 bowl Belfast sink unit and an excellent range of integrated Bosch appliances to include oven, microwave oven, induction hob with extractor canopy above, fridge/freezer, dishwasher and washer/dryer
- **Bedroom one** is a generous sized double bedroom
- Luxuriously appointed and spacious **en-suite shower room**, incorporating a good sized walk in shower area with brushed brass raindrop shower head, separate shower attachment, wc with concealed cistern, wash hand basin with vanity storage beneath, brushed brass fittings, heated towel rail and floor to ceiling Porcelanosa tiles
- **Bedroom two** is also a generous sized double bedroom
- Spacious and luxuriously appointed **family bathroom** finished in a stylish white suite incorporating a panelled bath with glass shower screen, shower over, raindrop shower head, separate shower attachment, wc with concealed cistern, wash hand basin with vanity storage beneath, brushed brass fittings, heated towel rail and floor to ceiling Porcelanosa tiles
- The property is conveyed with **allocated parking**, with an area **designated for visitors parking**. There is a **bike store** with **allocated bike space** and a purpose built **bin store**
- All residents have the use of the **beautifully kept communal gardens**
- **Further benefits** include double glazing, gas fired heating system, 10 year ICW builders warranty and a Share of the Freehold

‘Alturo’ is conveniently located approximately 800 metres from a small selection of amenities on Glenmoor Road. The centre of West Parley is located less than half a mile away whilst Ferndown offers an excellent range of shopping, leisure and recreational facilities. Ferndown’s town centre is located less than 1 mile away. Ferndown also has a championship golf course on Golf Links Road. The clubhouse to the golf course is located approximately half a mile away.

Lease: 999 years from 1st January 2025

Approximate predicted maintenance: £1,808.13 per annum

COUNCIL TAX BAND: TBC

EPC RATING: B

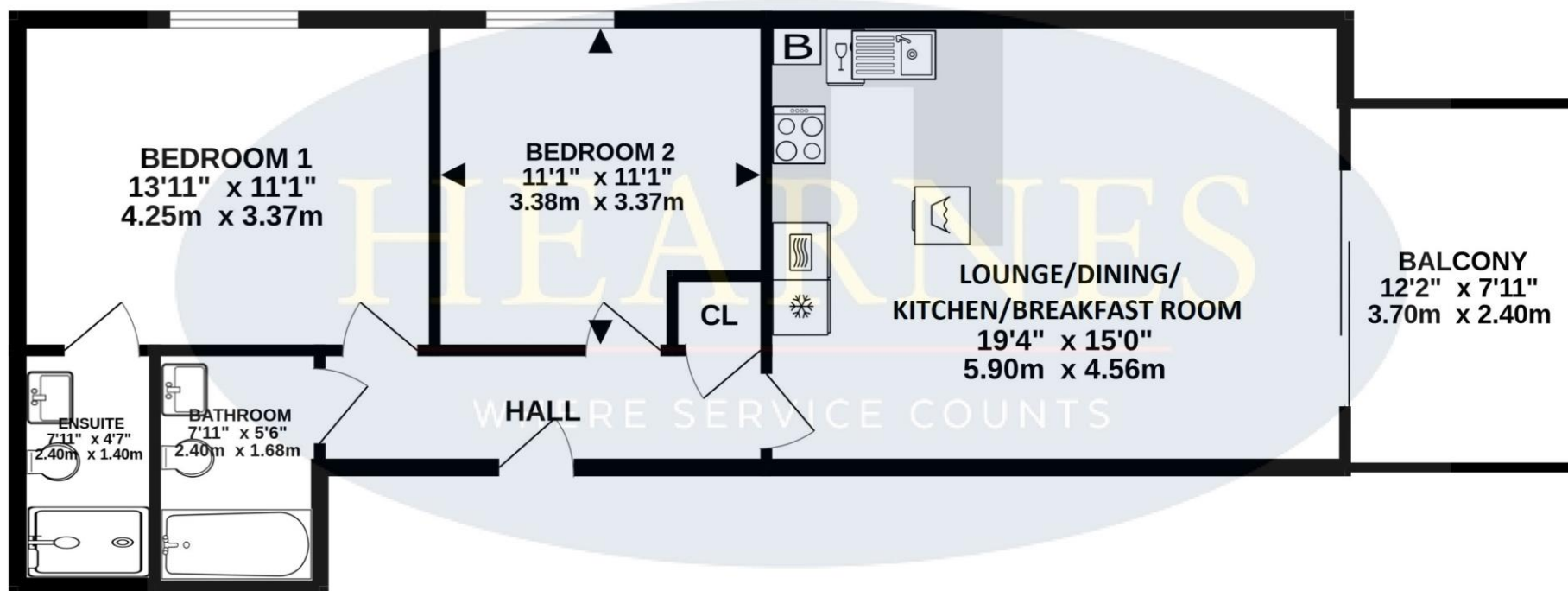
AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Whilst reasonable endeavours have been made to ensure that the information in our sales particulars are as accurate as possible, this information has been provided for us by the seller and is not guaranteed. Any intending buyer should not rely on the information we have supplied and should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement before making a financial or legal commitment. We have not checked the legal documentation to verify the legal status, including the leased term and ground rent and escalation of ground rent of the property (where applicable). A buyer must not rely upon the information provided until it has been verified by their own solicitors.



TOTAL FLOOR AREA : 800 sq.ft. (74.3 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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OFFICES ALSO AT: BOURNEMOUTH, POOLE, RINGWOOD & WIMBORNE

