

FOR SALE

Flat 11 Woodlands 1 Flaghead Road,
Poole, Dorset BH13 7JL



Woodlands 1 Flaghead Road



PHILIPPA SOLE



£775,000

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Luxurious and secure independent living for over 60s

Large south westerly balcony

Secure underground parking

Elegant shared owners lounge with doors leading to delightful gardens.

No forward chain, vacant possession

Guest suite available for friends and family

24 hour care line

Dedicated on-site Lifehosts offering on-demand support for all needs

Band F - £2,814.13

Maintenance £6579.66 pa & Ground Rent £400 pa

Leasehold

About this property

Woodlands is a secluded and contemporary development of 17 spacious apartments set over four storeys. This beautiful complex benefits from dedicated on-site Lifehosts, who will support you with all your day-to-day concierge needs from signing for parcels and errand running to valet parking and making restaurant reservations.

Apartment 11, located on the second floor, is bright and spacious throughout, featuring a large open-plan kitchen/dining/living room which overlooks a private, south westerly balcony. The living accommodation is open plan to the kitchen which is fitted with a comprehensive range of units and integrated appliances which include: fridge/freezer, dishwasher, oven and microwave. Sliding glazed doors lead from the open plan accommodation to the balcony. The bedrooms are both spacious with the main bedroom boasting fitted wardrobes and an en-suite shower room with a family bathroom servicing the second bedroom. In the hallway there is a generous amount of storage with one of the cupboards housing a freestanding washing machine and separate dryer.

Everything about Woodlands has been carefully considered to work in harmony with the tree-line surroundings. The garden setting is integral throughout the development, from the attractive walkway at the front entrance to the woodland floor garden. The outdoor space is linked to the development's light and spacious lounge that has large windows affording attractive views. Through the front door, the lobby leads into the open-plan lounge, with the social kitchen and honesty bar at one end and a roaring fire and comfortable sofas at the other. With its view over the gardens, this is a space that regularly brings people together for a cup of tea, a bite to eat and a chat with neighbours whilst friends and family can stay in the luxurious ensuite guest suite.

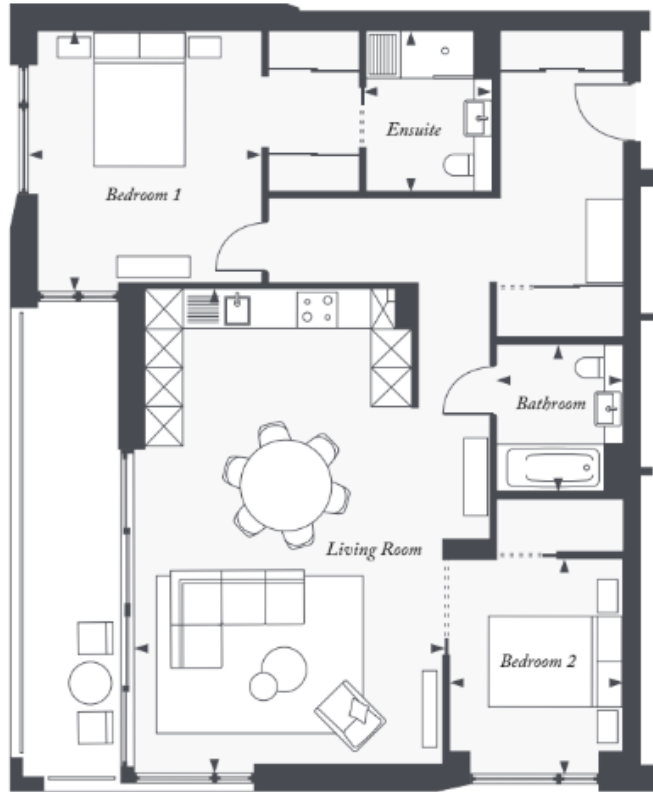
Location

Woodlands is a private, sun-dappled place amid the pinewoods. At the front entrance, visitors pass through a gate in the evergreen hedge, head up the planted path and enter the spacious woodland garden before reaching the property. Located within a short walk of Canford Cliffs Village, you will benefit from a wealth of leisure facilities, sandy beaches and open spaces. There is also an abundance of charming places to eat and drink. The village has good access to public transport. The commercial shopping centres of both Bournemouth and Poole with a selection of restaurants, shopping and entertainment facilities are approximately 3 miles equidistant. Bournemouth railway station provides a direct line to London Waterloo in under 2 hours and Bournemouth International Airport is approximately 9 miles away.





Communal area



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	86	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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enquiries@philippasole.co.uk — www.philippasole.co.uk — 01202 747999