

FOR SALE

10 Apollo, 32, Spur Hill Avenue,
Poole, Dorset BH14 9PH



PHILIPPA SOLE



£445,000

Top floor apartment

2 double bedrooms

Ensuite & family bathroom

South facing balcony

Covered parking space and store

Immaculate throughout

Underfloor heating

Pets allowed

Band D - £1950.00

Maintenance £1,500 pa

Share of Freehold

[Click here for virtual tour](#)

About this property

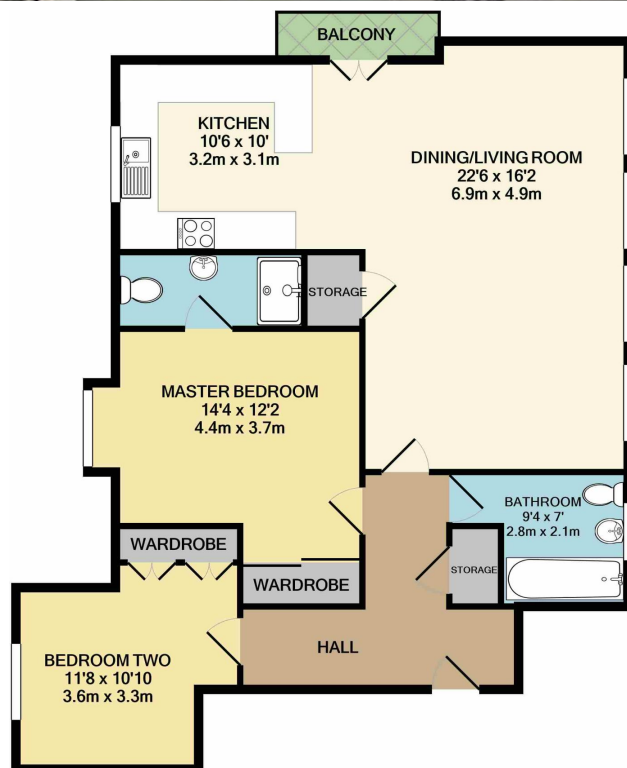
A beautifully presented, 2 double bedroom, top floor apartment boasting more than 900 sq ft of accommodation, with open plan kitchen living room, and south facing balcony, situated in this desirable modern block within easy reach of Penn Hill. Pets allowed. No holiday lets.

This stunning apartment is located on the top floor of this modern apartment block with lift access to all floors. A large well maintained entrance hall greets you as you enter the apartment and you are immediately drawn via double doors to the large open plan living space, which is flooded with sunlight from the Velux windows and south facing balcony doors. The modern kitchen is fully equipped with a range of integrated appliances complemented by a quartz worktop and breakfast bar which divides the kitchen from the living and dining room. French doors lead onto a small south facing balcony which benefits from the sun through the day to the last of the evening sun. A separate utility cupboard with space and plumbing for a washing machine. The two double bedrooms feature fitted wardrobes and the main bedroom a luxurious ensuite shower room. The family bathroom is fully tiled with a large bath and shower over. The apartment benefits from underfloor heating throughout. To the rear of the block is an allocated covered parking space and lock up store with electric, ideal for storing bikes and water sports equipment.

Location

The apartment is located and in an exclusive development within approximately 100 metres of the local shops at Penn Hill offering a variety of restaurants, coffee shops and convenience stores and approximately 1.5 miles to the local beaches. The train station at Branksome is within easy reach with a direct line into London Waterloo in approximately two hours.





TOTAL APPROX. FLOOR AREA 937 SQ.FT. (87.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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		
Very energy efficient - lower running costs	Current	Potential
(92 to 100) A		
(81 to 91) B	86	86
(69 to 80) C		
(56 to 68) D		
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
Not energy efficient - higher running costs		
England, Wales & N.Ireland		
EU Directive 2002/91/EC		

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