



**HEARNES**

WHERE SERVICE COUNTS

Dudsbury Road  
West Parley, Dorset BH22 8RA



# LEASEHOLD (Share of Freehold) *“An exceptionally well appointed and brand new ground floor garden apartment with a south facing patio”*

## PRICE £395,000

This superbly positioned and beautifully finished two double bedroom, one bathroom, one shower room ground floor garden has its own southerly facing patio, 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 are sold with a 10 year ICW warranty, have allocated parking and have a lift and stairs to all floors.

- **A beautifully finished ground floor two bedroom garden apartment with a southerly facing patio and share of freehold**
- **Communal entrance hall**
- **Private entrance hall** with entry video phone intercom system and useful storage cupboard
- **19ft Light and spacious lounge/dining room/kitchen/breakfast room**
- **The kitchen/breakfast area** has been beautifully finished with extensive quartz worktops with matching upstands which continues round to form a breakfast bar, inset one and a half bowl Belfast sink and an excellent range of high quality integrated Bosch appliances to include induction hob with extractor canopy above, oven, microwave oven, fridge/freezer, dishwasher and washer/dryer
- **The lounge/dining area** has ample space for dining table and chairs and sliding patio doors leading out onto a southerly facing patio
- **12ft Southerly facing patio** enclosed by mature shrubs
- **Bedroom one** is a generous sized double bedroom
- **En-suite shower room** luxuriously appointed to incorporate 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 and heated towel rail, floor to ceiling Porcelanosa tiles
- **Bedroom two** is also a generous size double bedroom
- A beautifully finished and spacious **family bathroom** finished in a stylish white suite incorporating a panelled bath with glass shower screen, shower over with raindrop shower head, separate shower attachment, WC with concealed cistern, wash hand basin with vanity storage beneath, brushed brass fittings, heated towel rail, 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** gas fired heating system, 10 years ICW builders warrantee 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 1<sup>st</sup> January 2025

**Approximate predicted maintenance:** £1,808.13 per annum

**COUNCIL TAX BAND:** TBC

**EPC RATING:** B

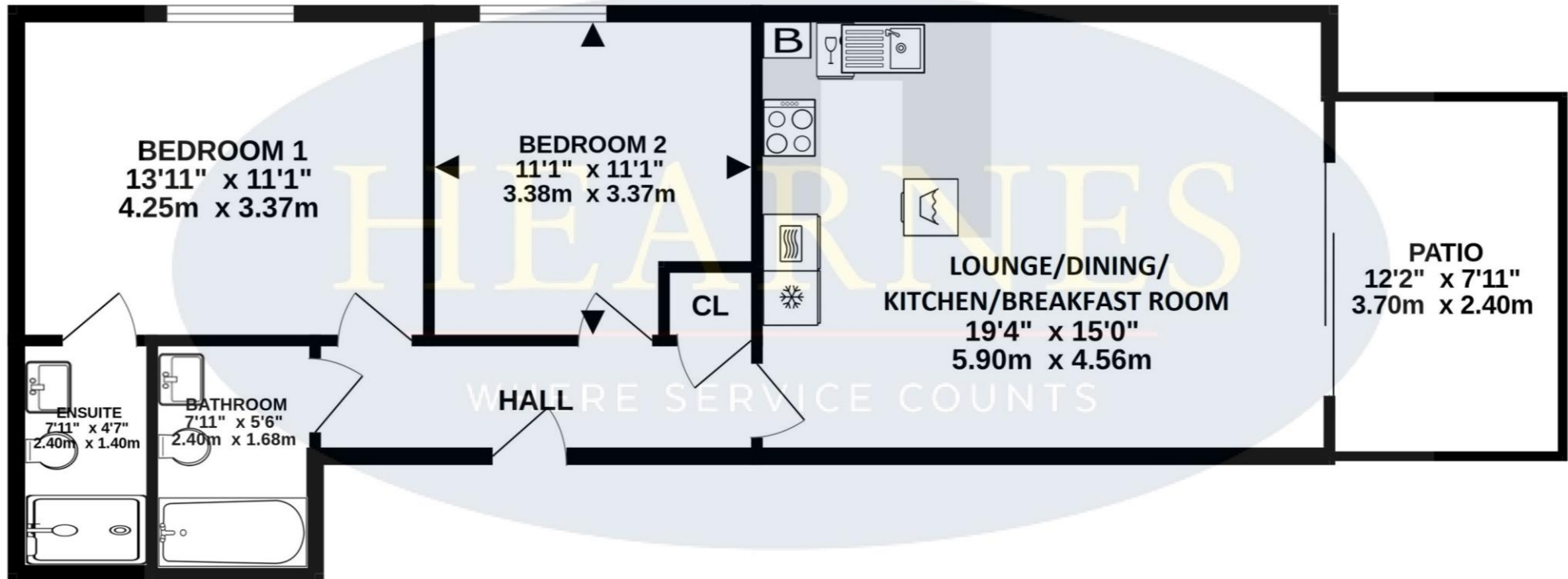


AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Whilst reasonable endeavours have been made to ensure 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



