

PHILIPPA SOLE

SALES, LETTING & SEARCH AGENT
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FLAT 1 BELVEDERE COURT, 2 HIGHMOOR ROAD,
POOLE, DORSET, BH14 8SZ



ABOUT THIS PROPERTY

£ 4 5 0 , 0 0 0

3 Double bedrooms

3 En-suite bathrooms

Contemporary and open plan living

Open plan living/kitchen/dining

Dressing room to master

High specification throughout

Double glazed with gas central heating

Driveway and off road parking for 3 cars

Council Tax Band: F 2425

Maintenance - £1400 pa

Share of Freehold

A stunning 3 double bedroom ground floor apartment refurbished to an exacting standard offering an impressive open plan living space which is complemented by 3 large bedrooms, all with en-suite facilities and the master with a dressing room. With the benefit of it's own entrance, parking for several cars and access to a communal PATIO area, this apartment feels like an individual dwelling rather than an apartment.

The property is approached via a side door giving direct access into the stunning open plan kitchen living room. the contemporary grey kitchen has a range of integral appliances and a feature central island which subtly divides the kitchen from the living/dining room. Here a feature wall with fireplace and television above is the focal point for the room with floor to ceiling doors leading out onto the patio area. The master bedroom is almost 20ft long and is complete with a luxury bathroom with free standing shower and dressing room. The 2 guest bedrooms are both a good size and are both en-suite. A separate cloakroom and large airing cupboard complete the accommodation. The finish throughout the property is of an exceptional standard incorporating interior designed wallpaper, luxurious carpets and wooden flooring throughout. To the side of the property is a raised area providing an ideal space for an external storage shed. The driveway provides off road parking for several cars and allows you to park directly outside the entrance to the apartment. We are awaiting clarification as to whether or not the patio area directly outside the sitting room can be defined with it's own boundary.

LOCATION

Located in an elevated position on a quiet road in the heart of Lower Parkstone. The villages of Penn Hill and Ashley Cross are within an easy walk and offer a variety of coffee shops restaurants and bars. At Whitecliff is a large open park whilst the Beaches at Sandbanks are just a few miles away. The Bournemouth Wessex Way is very close and gives direct access to the A31 onto the M27 motorway with London approximately 2 hours commute by car. Poole and Bournemouth offer a direct train service into London Waterloo taking approximately 2 Hours. The local train station at Ashley Cross is within walking distance.





TOTAL APPROX. FLOOR AREA 149.0 SQ.M. (1603 SQ.FT.)

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		
(69 to 80) C	76	77
(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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