

FOR SALE

Flat 5 Inverclyde House, Inverclyde Road, Poole, Dorset BH14 8FN



PHILIPPA SOLE



OIRO £300,000

—

Exceptional presentation throughout

Exclusive development in Cul-de-Sac location

2 double bedrooms

Contemporary open plan kitchen/dining/living room

Secure allocated underground parking space with lift access

Video entry phone system

703 square feet of accommodation

Council Tax Band D - £1,948.24

Maintenance £1,200 pa

Share of Freehold

[Click here for virtual tour](#)

About this property

Inverclyde house is a development of 18 luxury apartments constructed by well respected local house builders, Whitelock. Built in 2016 with the remainder of the 10 Year NHBC warranty. Offered for sale is a ground floor, 2 double bedroom apartment with private patio and direct garden access.

Perfect as a main home, holiday retreat or investment property, this exceptionally well presented home ticks all the boxes.

Immediately upon entering the apartment via 4 steps, the bright and spacious entrance hall leads you to the principal accommodation, with a coat cupboard plus additional walk in storage cupboard, rarely found in newly built developments. Both bedrooms are well proportioned, the main bedroom has fitted wardrobes and the second bedroom, has a charming port hole window as well as an additional window over looking the garden, these are serviced by a fully tiled, luxury fitted bath/shower room. The kitchen/dining/lounge along with the rest of the accommodation offers show home presentation. The kitchen area is fitted with a range of "Shaker Style" units complemented by solid wood work surfaces and a range of high end integrated appliances, the remainder of this room has well defined dining and seating area's and direct access to the patio and grounds beyond. There is the benefit of secure underground parking, accessed via an electric garage door, plus communal cycle store. Outside, the surrounding grounds are beautifully maintained with various lawned seating area's and a selection of mature plants and bushes.

Location

Nearby is Ashley Cross Village providing a local butcher, fishmonger and convenience stores. For the evening, a choice of bistros and cocktail bars are just a short stroll away. The local railway at Parkstone offers a direct line into London Waterloo in under 2 hours, perfect for the commuter. The well known award-winning beaches at Sandbanks are 3.3 miles, with Poole Town centre just 2.6 miles away.





TOTAL APPROX. FLOOR AREA 703 SQ. FT. (65.3 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
 Made with Metropix ©2016

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	79	79
(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	

PHILIPPA SOLE

enquiries@philippasole.co.uk — www.philippasole.co.uk — 01202 747999