

An aerial photograph of a coastal town. In the foreground, there is a residential area with various houses, some with red roofs and others with grey roofs. A road with a few cars runs through the middle of the town. In the background, a large body of water, likely a bay or harbor, is visible. The water is blue and reflects the sky. There are some boats in the water. In the distance, there are hills and a town built on a hillside. The sky is blue with some light clouds.

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The Penthouse, Flat 5 Waters Edge, 68 Twemlow Avenue, Poole, Dorset, BH14 8AN



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SHARE OF FREEHOLD Price: £600,000

A fabulous 3 bedroom, 2 bathroom, penthouse apartment having natural beauty right on your doorstep with direct views over Poole Park Lake and harbour beyond. Truly a stunning location, having views of the water from every window throughout the apartment and commanding a front row aspect onto the park. First time to the market since it was built in 2006 and offering many outstanding features to include private lift access into the property, triple aspect sitting room with central balcony, excellent high quality finish and all set in a modern development of just 5 apartments with the penthouse covering the top (second) floor. The property has an allocated parking space, double glazing, gas central heating via radiators, integrated appliances in the kitchen, is wheelchair friendly and sold with no forward chain.

- Outstanding views of the whole of Poole Park Lake and the harbour from this 3 bedroom penthouse apartment, set right opposite the water
- Triple aspect sitting room with central doors leading to a balcony
- Set in the eaves and being top (second floor) the property has direct lift access
- Open plan main reception area divided into 3 distinct areas, to include a sitting area, dining area and kitchen/breakfast room
- Fitted white kitchen with black work tops over, continuing to form a breakfast bar with glass counter. Integrated Neff appliances to include double oven, 4 ring gas hob with extractor, microwave, fridge and under counter freezer, dishwasher, washer/dryer
- Master bedroom having fitted wardrobes, dressing table and door into ensuite shower room
- Walk in double shower, wash basin, wc and fully tiled walls and floor
- Fully tiled 4 piece family bathroom having shower, bath, wash basin and w.c
- Well-presented throughout and sold with fitted blinds and option to purchase all furniture
- Double glazing and gas central heating
- Set in a modern development of just 5 apartments, built in 2006. Waters Edge is a self-managed block where the residents own a share of the freehold
- One allocated parking space and wheelchair friendly
- Offered for sale with no forward chain

Location, location, location! You couldn't live any closer to the Lake in Poole Park than this development. Absolutely lovely to be able to walk from your front door into the park and from there you can head into town across Baiter Park and along The Quay, or can head the other direction to Whitecliff Harbourside Park and onwards towards Lilliput, the Marinas and the beach at Shore Road approximately 2.5 miles away. There are mainline stations at Poole (1.1 miles) and Ashley Cross (0.9 miles) where you can also find a host of cafes, bars and restaurants, as well as a thriving community of local shops. Poole bus station is within a mile, Parkstone Golf Course is less than two miles away, East Dorset Tennis Club is 0.7 of a mile away and Parkstone Yacht Club 0.9 of a miles walk.

Share of Freehold:- 999 years from 2010 Maintenance: £1,920 per annum
Council Tax Band: F EPC Rate: C

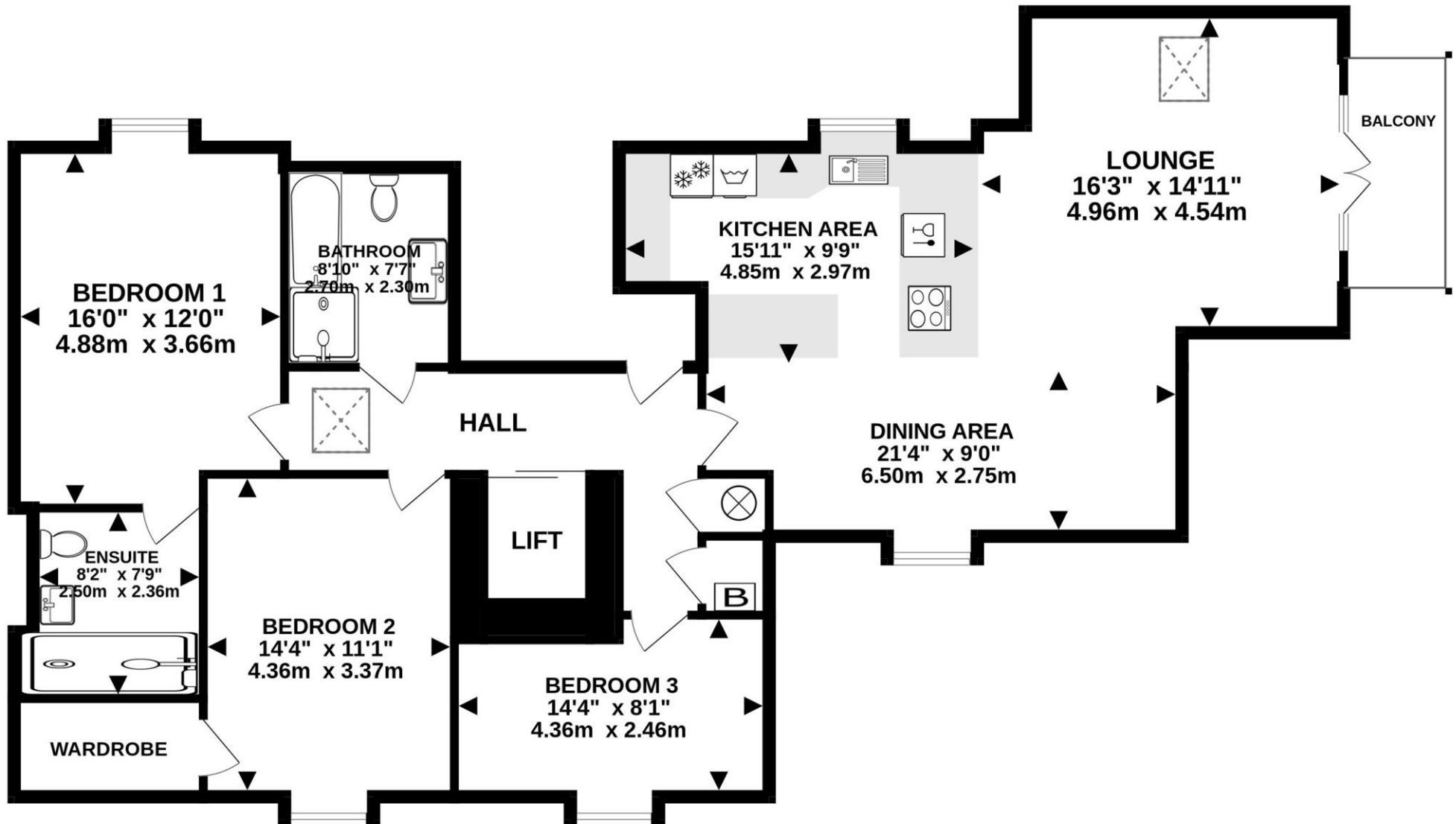






TOTAL FLOOR AREA : 1378 sq.ft. (128.0 sq.m.) approx.

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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