

Cloud Hills,
5 Munster Road,
Poole, BH14 9PS



An outstanding modern two double bedroom first floor apartment with two balconies and two parking spaces in a desirable location close to Parkstone Golf Club, Penn Hill amenities and Parkstone station.

OIEO £450,000 Share of Freehold







Situation and Description

Lower Parkstone is one of Poole's most sought after locations, situated between Poole and Bournemouth and is a short distance from Ashley Cross, Lilliput and Canford Cliffs village. Close by amenities include schools, doctors' surgeries, restaurants, bars and Parkstone train station, giving mainline access to London Waterloo. The beaches of Sandbanks and Canford Cliffs are a short distance away.

Cloud Hills is an attractive New England style development occupying an elevated position with an open south facing outlook of the surrounding area towards the coast. Situated in a desirable Lower Parkstone location midway between Parkstone Golf Club, Penn Hill amenities and Parkstone station.

This two double bedroom first floor apartment offers light and spacious accommodation extending to approximately 1,104 sq ft benefiting from two balconies and two secure parking spaces. The development is approached through electric gates leading to the secure parking area providing direct access to the apartments via a well-kept communal entrance with stairs and lift to all floors.

On entering the apartment you have a spacious reception hall with a video entry phone system and large built-in storage cupboard housing the underfloor heating manifolds.

The main open plan living room has a dual aspect with the sitting and dining area's enjoying a pleasant distant outlook over the surrounding area and a side west facing balcony. The kitchen area offers a modern quality range of fitted units with integrated Neff appliances and central island with a sociable breakfast bar. There is also a utility cupboard housing the boiler and plumbing for a washing machine.

The main bedroom with built-in wardrobes has a south facing balcony and luxurious en-suite bath/shower room. The second bedroom, also with built-in wardrobes, is served by a family bathroom.

The apartment is conveyed with two allocated parking spaces numbered 5 & 8 with a secure electric door at the entrance and CCTV. The residents also have use of a communal bike store.

Tenure: Share of freehold with underlying lease 125 year from May 2010.

Annual maintenance charge: Approximately £2,100 including £400 into sinking fund.

Managing Agents: Foxes Property Management 01202 299099

info@foxespropertymanagement.com.

Pets allowed on license.

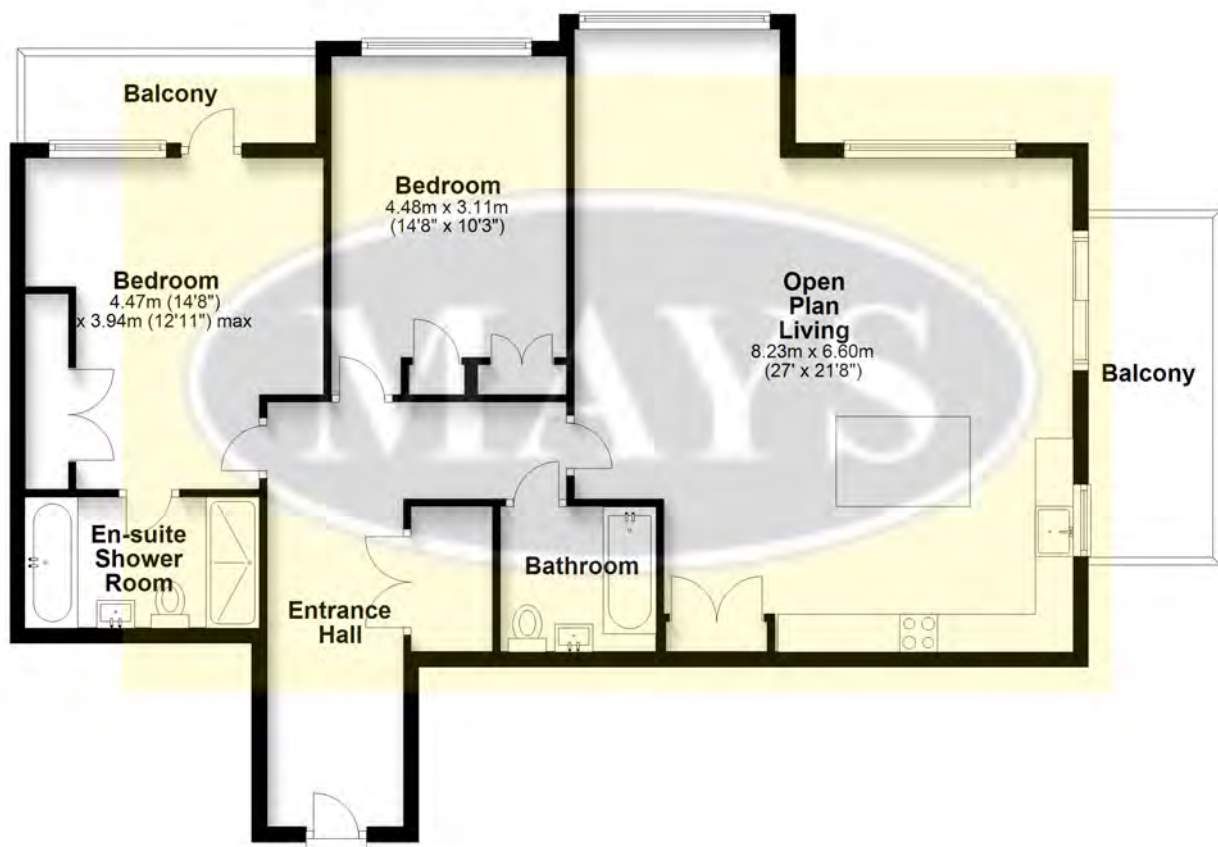
No holiday lets permitted.

Council Tax band E.

- Modern first floor apartment
- Approximately 1,104 sq ft
- Large reception hall
- Main open plan living room
- Quality fitted kitchen
- Two double bedrooms
- Two luxury bathrooms
- Two balconies
- Two parking spaces
- Under floor heating

First Floor

Approx. 102.6 sq. metres (1104.8 sq. feet)

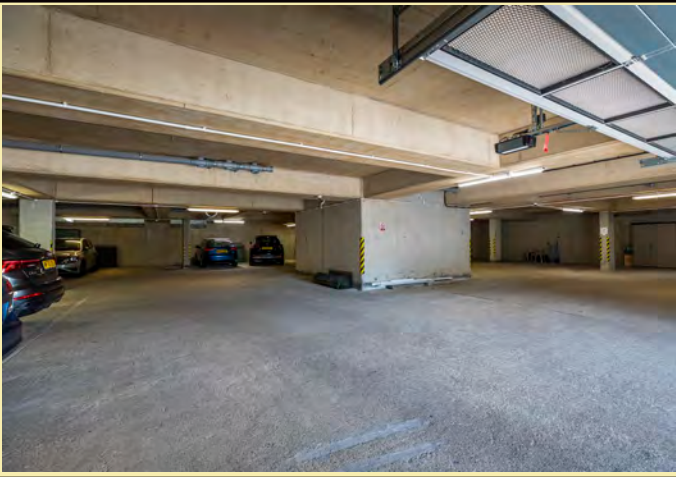


Total area: approx. 102.6 sq. metres (1104.8 sq. feet)

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit www.bournemouthenergy.co.uk (Tel: 01202 556006)
Plan produced using PlanUp.







Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			
EU Directive 2002/91/EC			

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Mays and their clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Mays have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

New Developments (where applicable)

Plans and specification are subject to change during the course of construction. All measurements are approximate. The developers reserve the right to alter and amend the information given in these particulars as necessary. Nothing contained herein shall be, or shall be deemed to be, part of any contract. The approximate dimensions quoted indicate the maximum room sizes and are scaled from plans before construction has commenced. They are not intended to be used for carpet sizes, appliance spaces or items of furniture.

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