

FOR SALE

Apartment 23 Vista, 10 Mount  
Road, Lower Parkstone, Poole,  
Dorset BH14 0QY



PHILIPPA SOLE



£650,000

—  
Supurb harbour views

2 double bedroom, 3rd floor apartment

Secure underground parking

Ensuite & family bathroom

Guest suite available for friends and family

Community manager on site

1238 sq.ft of accommodation

Additional storage space

Council Tax band F - £3102.30

Service charge - £5,981.54 pa

Generous Contribution to Living Costs Available

## About this property

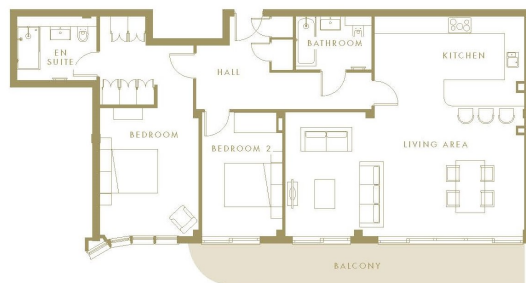
This two double bedroom, third floor apartment affords stunning views of the harbour, located in an exclusive development for the over 55's. Located in elevated position in a quiet cul de sac location. Offering secure underground parking and a community manager.

A welcoming haven and community for the over 55s. 23 Vista is one of 50 luxury apartments nestled high in wooded hills offering a welcoming community for the over 55's. The impressive kitchen/living area boasts floor-to-ceiling windows to make the most of the incredible view, overlooking the harbour. The premium-finish kitchen features the latest integrated, low-maintenance, energy-efficient appliances from Neff and soft-close cupboards and drawers. This apartment boasts a large private wrap-around south-facing balcony where you can enjoy stunning views across the water to Brownsea Island, Studland and beyond accessed from the living room and both bedrooms. There are two generously sized double bedrooms with fitted wardrobes. An ensuite is located in the main bedroom which features an anti-slip walk-in shower with a fitted glass shower screen and good sized family bathroom. Both exude quality from Hansgrohe and Villeroy & Boch fittings to heated towel rails and automatic ambient night light. Security is assured with a video entry system, key-fob-controlled doors, and secure car parking. Aside from stunning views, a unique feature of Vista is the opportunity to access the exclusive communal areas, here you'll find a like-minded community and a host of on-site facilities. The Community Manager on hand bringing together your new neighbours, creating opportunities for everyone to enjoy a varied programme of activities and events from Fish & Chips Friday to book clubs. Or if you prefer, you can relax in the manicured gardens or enjoy a coffee with neighbours in the private homeowner lounge. There is even a guest suite available to hire so you can spend quality time with loved ones. You can immerse yourself into the community or live as independently as you wish.

## Location

Poole boasts excellent public transport systems connecting it to various nearby towns. The local train station offers a direct line to London, taking around two hours, and Southampton is less than an hour away by train. Numerous local bus routes serve the surrounding villages, as well as Bournemouth, Christchurch, and the New Forest, with the local Waitrose being within a level walk. Poole has plenty to offer its residents and visitors alike. Enjoy the stunning views of Poole Harbour or take a scenic cruise to Brownsea Island. Explore the many eateries and boutiques in Poole Old Town, and the charming villages of Ashley Cross and Canford Cliffs. The town hosts a busy schedule of events and festivals throughout the year, including classic car evenings on the Quay, the renowned Poole Regatta, and the famous Sandbanks beaches along the Jurassic Coastline.





THIRD FLOOR

## APARTMENT 23

TOTAL AREA (GIA)

114.97 sq.m.      1238 sq.ft.

KITCHEN/LIVING AREA

8.22 x 7.55 m.max

BEDROOM

3.40 x 7.71 m.max

BEDROOM 2

2.77 x 4.23 m.max



All information provided in this document may vary up to final completion and cannot be guaranteed. All drawings concerning floorplans, apartment specification and room dimensions are indicative only and subject to change. This document does not form part of any contract and Philippa Sole cannot be held responsible for any misinterpretation or changes.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>	<b>85</b>	<b>85</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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