

FOR SALE

7 Apollo, 32 Spur Hill Avenue,
Poole, Dorset BH14 9PH



PHILIPPA SOLE



£499,950

2 Double bedroom apartment

2 South Facing Balconies

Underfloor heating throughout

Luxury ensuite shower room

Luxury family bathroom

Covered parking space and storeroom

Remainder of NHBC guarantee

Pets allowed under licence

Council Tax band D

Maintenance approx £1700 per annum

Share of Freehold

[Click here for virtual tour](#)

About this property

A stunning first floor two bedroom, two bathroom apartment with direct access onto 2 south facing balconies. Covered parking space, large storage unit and bike store. Immaculately presented throughout.

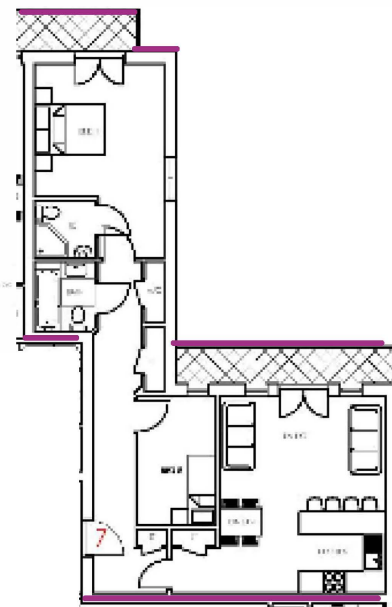
The development was built in 2019 by a highly reputable builder to a high specification. On entering this contemporary apartment, you are immediately drawn to the open plan kitchen dining room which has been designed to offer open plan living with direct access onto your own private balcony. The kitchen has been cleverly designed and encompasses everything you could desire with a contemporary breakfast bar dividing the area from the living room beyond. Double doors provide access onto the private balcony that enjoys the sun until late into the evening and has a delightful tree top outlook. From the entrance hall there is a large utility cupboard housing the washing machine and provides airing and storage with three additional full length storage cupboards. The luxurious family bathroom features mood lighting and Porcelanosa Tiles and is adjacent to the second bedroom which overlooks the rear garden. The main bedroom enjoys direct access onto a second balcony with winter harbour glimpses.

A communal driveway provides access to the well-maintained parking area where, there is an allocated carport set within the gardens and shrubbery. A large storage unit with electricity and a bike store is also conveyed with the apartment. Other features include Underfloor heating throughout, Porcelanosa tiling, and the remainder of the NHBC guarantee. Additional parking is available on Spur Hill Avenue. The option to acquire the furniture is negotiable in addition to the asking price.

Location

Apollo is an exclusive development situated in a prime leafy location within approximately 100 metres of the local shops at Penn Hill, offering a variety of restaurants, coffee shops and convenience stores, half a mile to Parkstone Golf Club, one of the finest on the South Coast, and approximately 1.5 miles to the local beaches. The train station at Branksome is within easy reach with a direct line into London Waterloo in approximately two hours.





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

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