



**HEARNES**

WHERE SERVICE COUNTS

**Dudsbury Road  
West Parley, Dorset, BH22 8RA**



# LEASEHOLD (Share of Freehold)

## PRICE £425,000

***“An exceptional and brand new top floor apartment with a lift, private balcony and a share of the freehold”***

This stunning and beautifully finished two double bedroom, one bathroom, one shower room top floor apartment has a lift, private spacious and covered balcony, allocated parking and a share of the freehold.

‘Alturo’ has been cleverly designed and beautifully finished to an extremely high standard with some lovely finishing touches. All apartments within the ‘Alturo’ development will be sold with a 10 year ICW warranty, have allocated parking and have a lift and stairs to all floors.

- **A stunning top floor two double bedroom apartment with a lift, covered spacious and private balcony, allocated parking and a share of the freehold**
- **Communal entrance hall** with a lift and stairs rising to the first floor
- Private **entrance hall** with an entry phone intercoms system and storage cupboard
- 15ft x 15ft Dual aspect **lounge/dining area** with French doors leading out to a covered private balcony
- Covered private and **spacious balcony** enjoying a pleasant, wooded outlook, enclosed by a glass balustrade
- Spacious **kitchen/breakfast area** beautifully finished with extensive quartz worktops and matching upstands, which continue round to form a breakfast bar, 1.5 bowl Belfast sink unit, integrated induction hob, oven, microwave oven, fridge/freezer, washer/dryer and dishwasher
- **Bedroom one** is a generous sized double bedroom with access into the eaves for useful storage
- Spacious and luxuriously appointed **en-suite shower room** incorporating a large walk in shower area with brushed brass raindrop shower head and separate shower attachment, wc with concealed cistern, wash hand basin with vanity storage beneath, brushed brass fittings and heated towel rail, Porcelanosa tiles
- **Bedroom two** is also a generous sized double bedroom
- Spacious and luxuriously appointed **family bathroom** finished in a stylish white suite incorporating a panelled bath with glass shower screen, shower over with raindrop shower head, separate shower attachment, wc with concealed cistern, wash hand basin with vanity storage beneath, brushed brass fittings and a heated towel rail and Porcelanosa tiles
- The property is conveyed with **allocated parking**, with an area **designed for visitors parking**. There is a **bike store** with **allocated bike space** and a purpose built **bin store**
- All residents have the use of the **beautifully kept communal gardens**
- **Further benefits** include double glazing, gas fired heating system, 10 year ICW builders warranty and a Share of the Freehold

‘Alturo’ is conveniently located approximately 800 metres from a small selection of amenities on Glenmoor Road. The centre of West Parley is located less than half a mile away whilst Ferndown offers an excellent range of shopping, leisure and recreational facilities. Ferndown’s town centre is located less than 1 mile away. Ferndown also has a championship golf course on Golf Links Road. The clubhouse to the golf course is located approximately half a mile away.

**Lease:** 999 years from 1<sup>st</sup> January 2025

**Approximate predicted maintenance:** £1,808.13 per annum

**COUNCIL TAX BAND:** TBC

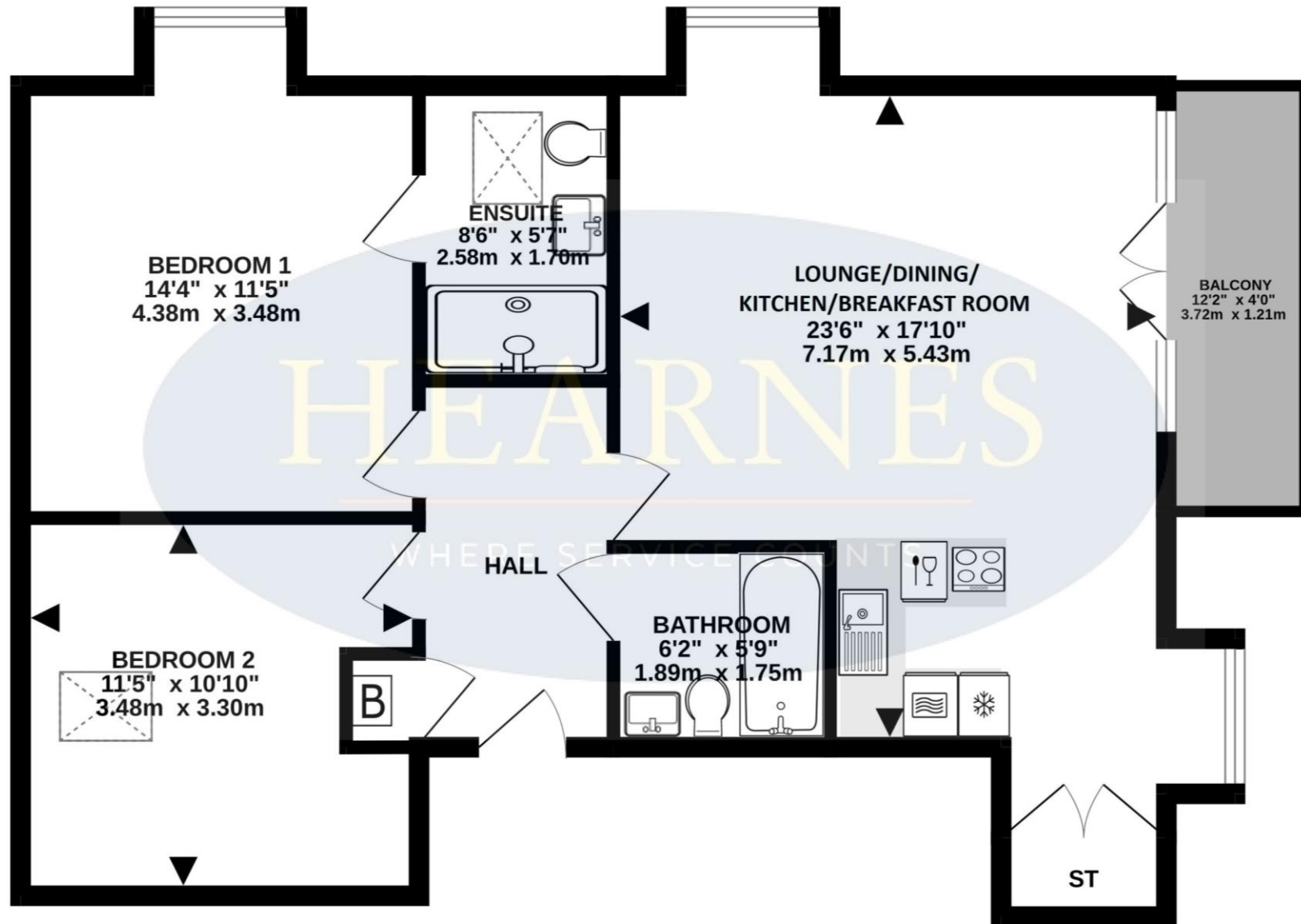
**EPC RATING:** B



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TOTAL FLOOR AREA : 720 sq.ft. (66.9 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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OFFICES ALSO AT: BOURNEMOUTH, POOLE, RINGWOOD & WIMBORNE



