

Ground Floor Garden Apartment  
27 Spur Hill Avenue, Lower Parkstone BH14 9PH  
£365,000 Leasehold

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ESTATE AGENTS









## Property Summary

An exceptional garden apartment forming part of a beautiful period home on a quiet tree-lined road in the sought-after area of Lower Parkstone. What makes this property truly exceptional in our opinion is not only the overall size of the accommodation, but also the fact that it has one of the largest private gardens we've seen with an apartment. With direct access to the garden and the ability to access the property independently, this apartment is simply perfect for buyers wanting a high degree of privacy. The property could benefit from some cosmetic improvement but in our opinion, it's a small price to pay for the outstanding opportunity to acquire a garden flat of this calibre.



## Key Features

- Large entrance hallway
- Living room overlooking the private garden
- Fitted kitchen with beautiful arched window
- Two bedrooms
- Modern bathroom
- Exceptionally large private garden
- Private gated parking and direct access to the property
- No forward chain
- Pets and holiday lets allowed





## About the Property

The property can be accessed independently from either the private garden or via a communal entrance hallway. The entrance hallway is a particularly good size and is centrally positioned in the apartment with a semi-open plan arrangement to the kitchen which gives a superb sense of space. The fitted kitchen has plentiful work surfaces and units but undoubtedly the 'star of the show' in the kitchen is a beautiful arched window that overlooks the private garden whilst flooding the room with natural light. The living room also has a large window that looks out to your own garden.

The principal bedroom has plentiful space for furniture and as repetitive as it may sound, this room also enjoys the same aspect with a window having views to your private garden. The second bedroom has direct access to the garden.

To the front of the property, there is gated off-street parking for numerous vehicles and this opens to the main garden which has a variety of mature trees and shrubs and is mainly laid to lawn. A patio extends across the rear of the property and it's worth mentioning that the property has a beautiful façade that can also be enjoyed from the garden. For purchasers with pets, or keen gardeners we feel the garden is about as good as it gets..!

Whilst the property could benefit from some cosmetic improvement, the bones of the apartment are beyond impressive and the opportunity that this home presents to buyers is simply superb. Gated parking, an enormous garden, a true sense of privacy and spacious, characterful accommodation – need anything else..?

Tenure: The property is being sold with a new lease upon completion

Service Charge: TBC

Council Tax Band: C

Please note: Some photographs were taken whilst a tenant was in situ.



## Ground Floor

Approx 70 sq. metres (754 sq. feet)



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Plan produced using PlanUp.







## About the Location

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. Home to the renowned 18-hole Parkstone Golf and close to vibrant bars and restaurants in Ashley Cross, as well as coffee shops and eateries within Lilliput and Canford Cliffs Village. The area offers great school catchment for Baden Powell Junior and local private schools. The location is further enhanced by Parkstone train station giving mainline access to London Waterloo. The award-winning beaches of Sandbanks and Canford Cliffs are also a short distance away.



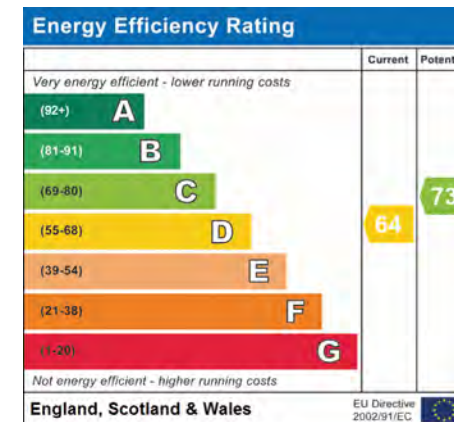
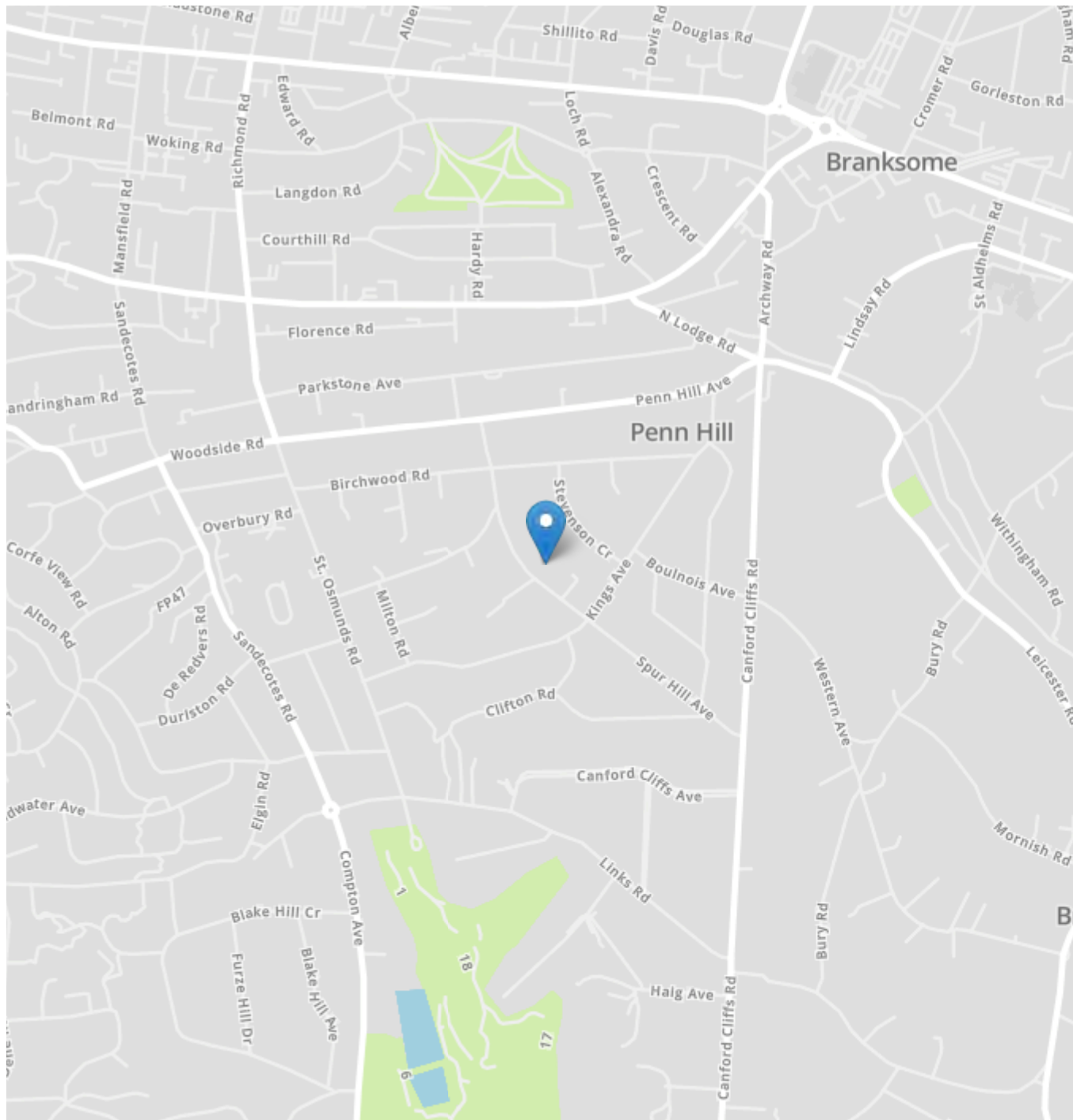
## About Mays

We understand that property is a people business, and pride ourselves on having a diverse and multi-talented team of property professionals.

We have been successfully selling clients homes for more than 30 years, and our wealth of local knowledge combined with our experience in both the London market and overseas property, means our team can handle anything that comes their way.

Our reputation is a result of the unsurpassed level of service we offer and importantly the results we achieve for our clients. Our ethos is to 'Bring People and Property Together', after all it's what we've been doing so well for so long.





### IMPORTANT NOTICE

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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