

FOR SALE

Flat 4, Water's Edge,
68 Twemlow Avenue, Poole Park,
Dorset BH14 8AN



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PHILIPPA SOLE



£485,000

First floor apartment

Lifts to all floors

Views across Poole Park and boating lake from the bedrooms

Views of Poole Harbour, Brownsea Island and the Purbecks from the lounge and kitchen

Spacious with modern fixtures

Close to mainline train station to London

Pleasant parkland walk to Ashley Cross or Poole Quay

Allocated parking space & pets allowed under licence

Council Tax Band E £2630 (2024/5)

Maintenance charge - £1920 pa

Share of Freehold

[Click here for virtual tour](#)

About this property

Built by Primetower Properties in 2005, this property is part of an exclusive modern development of just five apartments, presenting a rare opportunity to live in an idyllic waterfront setting. The home is perfectly designed to take full advantage of its surroundings with both bedrooms benefitting from having views across Poole Park and over the boating lake; and the south-east facing lounge has a Juliet balcony with views across the harbour to Brownsea Island and the Purbecks. An added advantage is pets are allowed under licence so a great option for a primary residence or second home.

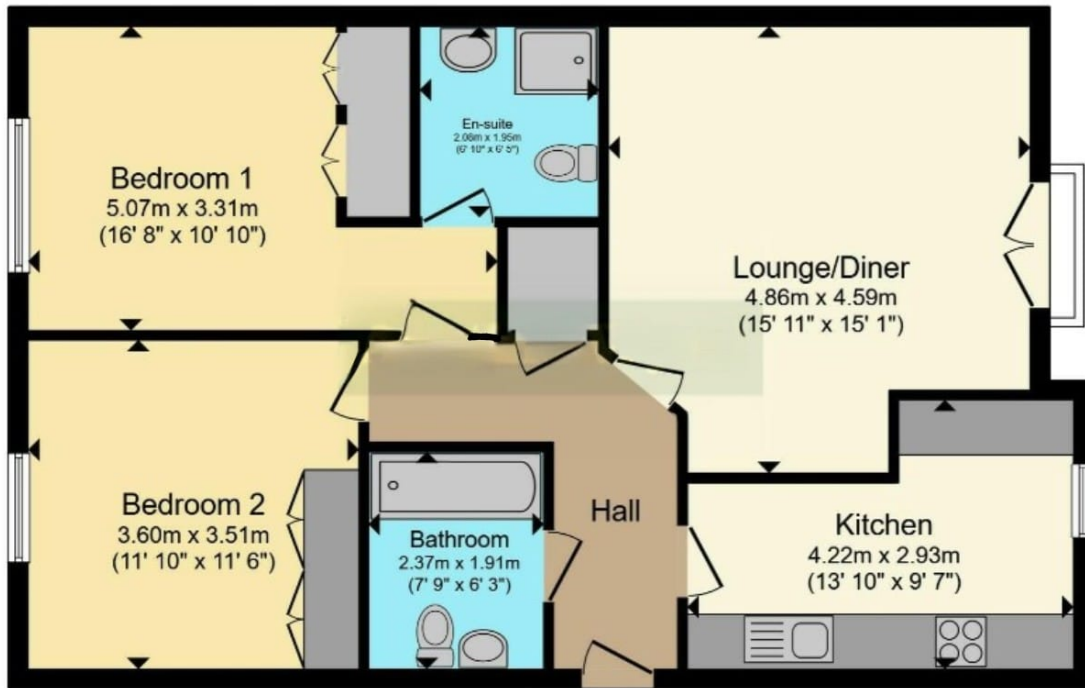
Set within immaculately landscaped grounds, this modern first floor apartment features a south-east facing bright and airy living and dining area, with large French doors and a Juliet balcony framing the serene harbour views. The well-equipped, modern kitchen features granite work surfaces with built in Neff appliances including fridge, separate freezer, integral dishwasher, washer-drier, microwave and oven, and a convenient breakfast bar, with an opening into the dining area making it both stylish and functional. The generously sized primary bedroom also enjoys both lake and park views and features fitted wardrobes and an ensuite shower room. Guests also benefit from lake and park views, fitted wardrobes and sole use of the family bathroom.

Outside, the beautifully maintained communal gardens offer an ideal space for relaxing outdoors. Additionally, it comes with one allocated parking space, a lockable outside store for the sole use of the flat, as well as access to the shared cycle store. The property is offered with no forward chain, making it a seamless opportunity for prospective buyers. As part of a self-managed block, the residents collectively own a share of the freehold, ensuring a sense of community and control over the building's management.

Location

Located directly on the edge of Poole Park, the apartment offers immediate access to scenic walking routes, cafes and local amenities. Poole Quay, Baiter Park, and Whitecliff Harbourside Park are all nearby, with recreational facilities such as golf, tennis and yacht clubs within easy reach. The golden beaches of Sandbanks are just 2.5 miles away, offering stunning coastal walks and watersports. Transport links are excellent, with mainline train stations at Poole and Parkstone (Ashley Cross) connecting to London Waterloo in approximately two hours. This apartment is the perfect blend of luxurious living, breathtaking views and convenience in an unbeatable location.





Total floor area 77.5 m² (835 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. Details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement must rely upon its own inspection(s). Powered by www.focalagent.com

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	81	81
(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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