



Dudsbury Road
West Parley, Dorset, BH22 8RA

LEASEHOLD (Share of Freehold)

PRICE £325,000

“A simply stunning first floor apartment with a lift and 14ft balcony”

This superbly appointed and beautifully finished two double bedroom, one bathroom, one shower room ground floor apartment has a spacious 14ft balcony, lift, 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 an ICW warranty, have allocated parking and have a lift and stairs to all floors.

- **Stunning first floor two double bedroom apartment with a spacious 12ft balcony, lift and a share of the freehold**
- **Communal entrance hall** with a **lift and stairs** rising to the first floor
- **Private entrance hall** with entry phone video intercoms system and useful storage cupboard
- **Stunning 19ft open plan kitchen/breakfast/lounge/dining room**
- **Kitchen/breakfast area** beautifully finished with extensive quartz worktops and matching upstands, which continue round to form a breakfast bar, 1.5 bowl inset Belfast sink and an excellent range of integrated Bosch appliances to include oven, microwave oven, fridge/freezer, dishwasher and washer/dryer
- **Lounge/dining area** with ample space for a dining table and chairs and double sliding patio doors opening out to a balcony
- **14ft Spacious balcony** enclosed by a glass balustrade
- **Bedroom one** is a generous sized double bedroom enjoying a dual aspect
- **Spacious en-suite shower room** luxuriously appointed to incorporate a good sized walk-in shower cubicle, brushed brass raindrop shower head, separate shower attachment, wash hand basin with vanity storage beneath, brushed brass fittings, heated towel rail and floor to ceiling Porcelanosa tiles
- **Bedroom two** is also a generous sized double bedroom
- **Sumptuously appointed family bathroom** incorporating a panelled bath with glass shower screen, shower over and separate shower hose, WC with concealed cistern, wash hand basin with vanity storage beneath, brushed brass fittings, heated towel rail and floor to ceiling Porcelanosa tiles
- The property is conveyed with **allocated parking**, with an area **designated 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, 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 1st January 2025

Approximate predicted maintenance: £1,808.13 per annum

COUNCIL TAX BAND: E

EPC RATING: B

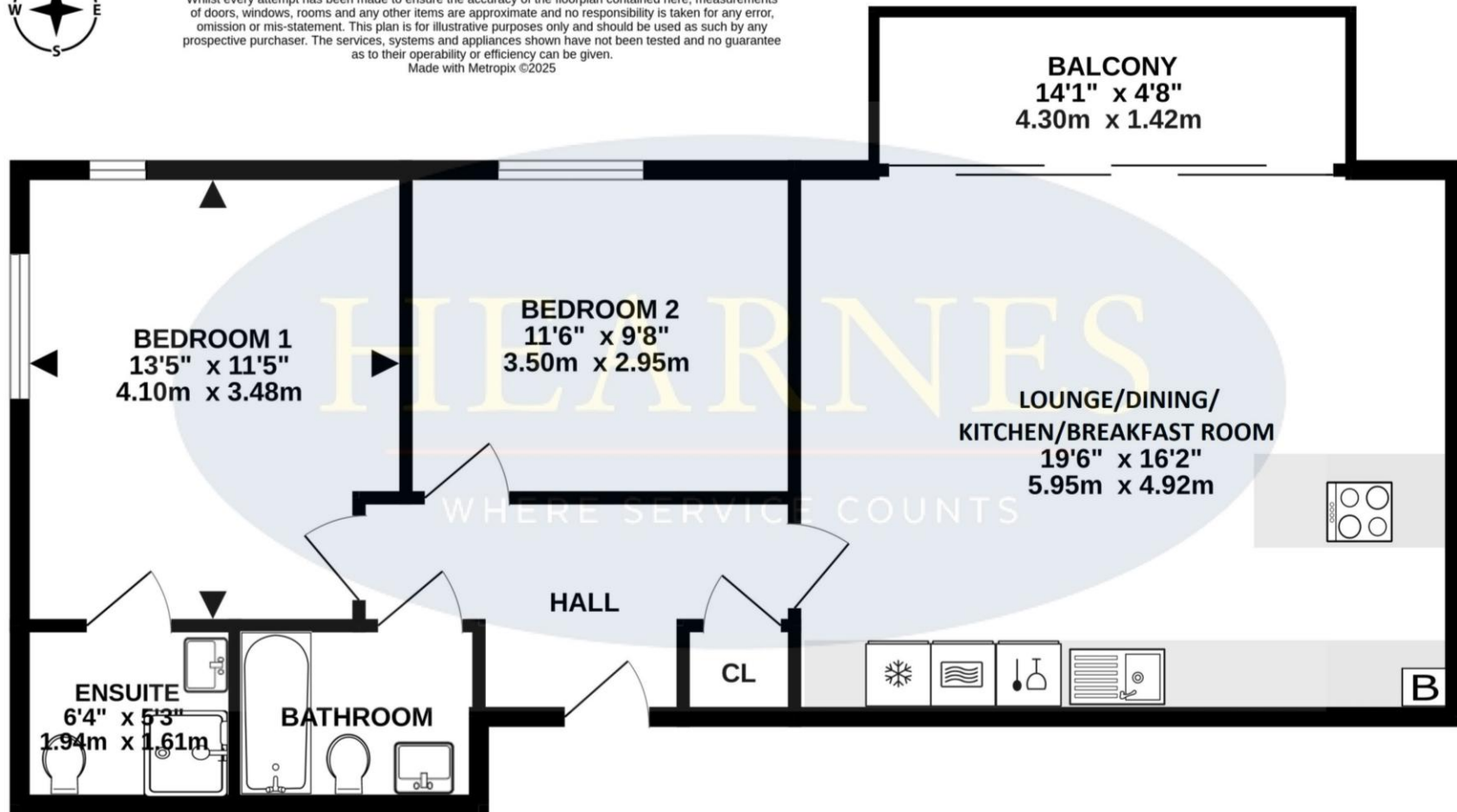
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TOTAL FLOOR AREA : 786 sq.ft. (73.0 sq.m.) approx.

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

