

11 Windsor Road, Lower Parkstone BH14 8SF
£349,000 Share of Freehold

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Property Summary

Spacious and beautifully presented two double bedroom, two bathroom apartment on the ground floor – ideal for those seeking step-free access. Enjoy a private south/west-facing patio terrace, share of the freehold, and your own garage. Perfectly positioned in a prime Lower Parkstone location just a short stroll from Ashley Cross Village and the train station, combining convenience with comfort.



Key Features

- Spacious ground floor apartment
- Two double bedrooms
- Sizeable main bedroom with en-suite shower room
- Modern kitchen
- Feature lounge/dining room
- Study area
- Family bathroom
- Desirable lower Parkstone location
- Private garage
- Prime Lower Parkstone location near Ashley Cross Village & train station



About the Property

Spacious & contemporary ground floor apartment with private patio, garage & step-free access – Perfect for families and downsizers.

This well-presented two double bedroom, two bathroom ground floor apartment offers generous living space and step-free access via a private patio entrance—ideal for families with young children, elderly residents, or anyone looking for comfortable, easy living.

Access the property through the main communal entrance or privately via your own south/west-facing patio, which opens directly onto beautifully maintained gardens, alongside your allocated parking space and private garage.

Inside, the wide entrance hall doubles as a practical library and home office space. The bright and airy lounge/dining area features sliding doors to the patio—perfect for entertaining or unwinding—while the modern kitchen is conveniently positioned just off the dining area, complete with dedicated spaces for appliances and a handy serving hatch.

The spacious main bedroom overlooks the garden and includes a contemporary en-suite shower room. The second double bedroom features a clever nook ideal for a child's bed and study area, and a sleek family bathroom completes the layout.

Set in a well-maintained development with secure grounds, private garage, and allocated residents' parking, this home is located just a short walk from Ashley Cross Village and Parkstone train station—combining convenience, community, and an excellent lifestyle opportunity.

Tenure: Share of Freehold

Service charge : Approximately £2022 annually

Council Tax Band: D (BCP Council)

No holiday lets/Airbnb permitted



Floor Plan



Main area: Approx. 90.9 sq. metres (978.8 sq. feet)

Plus garages, approx. 19.8 sq. metres (212.8 sq. feet)

Plus balconies, approx. 8.6 sq. metres (92.2 sq. feet)

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit

www.bournemouthenergy.co.uk (Tel: 01202 556006)

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.

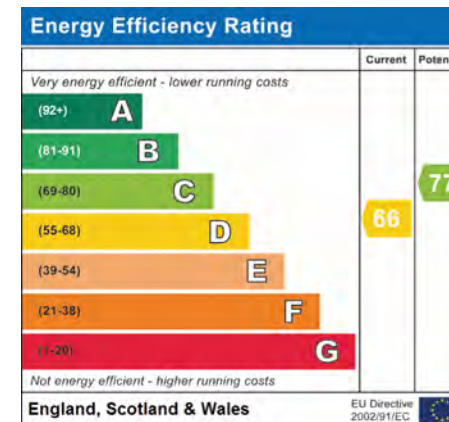
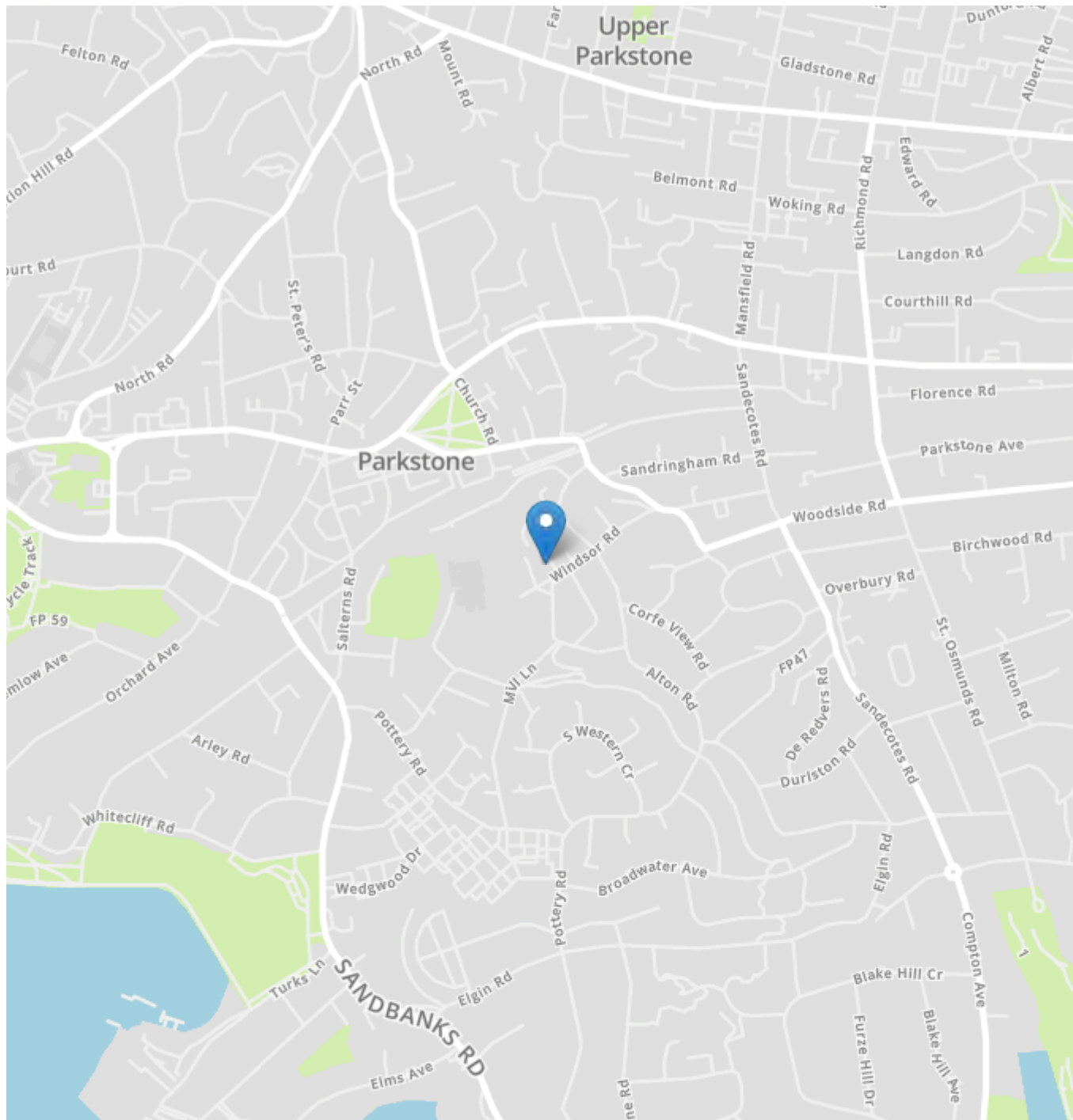


About Mays

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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