



HEARNES

WHERE SERVICE COUNTS

**Alturo, 1 Dudsbury Road
West Parley, Dorset BH22 8RA**

LEASEHOLD (Share of Freehold)

PRICE £410,000

“A stunning brand new ground floor garden apartment with Share of Freehold”

This exceptional and beautifully finished two double bedroom, one bathroom, one shower room ground floor garden apartment has its own private patio, 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 beautifully finished ground floor two double bedroom garden apartment with a Share of the Freehold**
- **Communal entrance hall**
- **Private entrance hall** with entry video phone intercom system and store cupboard
- Open plan **kitchen/breakfast/dining/lounge**
- The **kitchen area** has been beautifully finished with extensive quartz worktops with matching upstands and inset 1.5 bowl Belfast sink. There is also an island unit finished with a marble worktop which continues round to form a breakfast bar, an excellent range of integrated Bosch appliances to include induction hob with down draft extractor, oven, microwave oven, fridge/freezer, dishwasher and washer/dryer
- The **lounge/dining area** has twin sliding patio doors opening out onto a private patio
- 12’ enclosed **private patio** enclosed by mature shrubs and adjoining beautifully kept landscaped gardens
- **Bedroom one** is a generous sized double bedroom enjoying a dual aspect
- Luxuriously appointed **en-suite shower room** incorporating a good sized corner shower cubicle with brushed brass rain drop shower head and separate shower attachment, WC, wash hand basin with vanity storage beneath, brushed brass fittings and heated towel rail, floor to ceiling Porcelanosa tiles
- **Bedroom two** is also a generous sized double bedroom
- A sumptuously appointed and spacious **family bathroom** finished in a stylish white suite incorporating a paneled bath with glass shower screen, shower over and separate shower attachment, WC with concealed cistern, wash hand basin with vanity storage beneath, brushed brass fittings and heated towel rail, floor to ceiling Porcelanosa tiles
- The property is conveyed with allocated 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 with an area designated for visitors parking
- **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 1st January 2025

Approximate predicted maintenance: £1,808.13 per annum

COUNCIL TAX BAND:

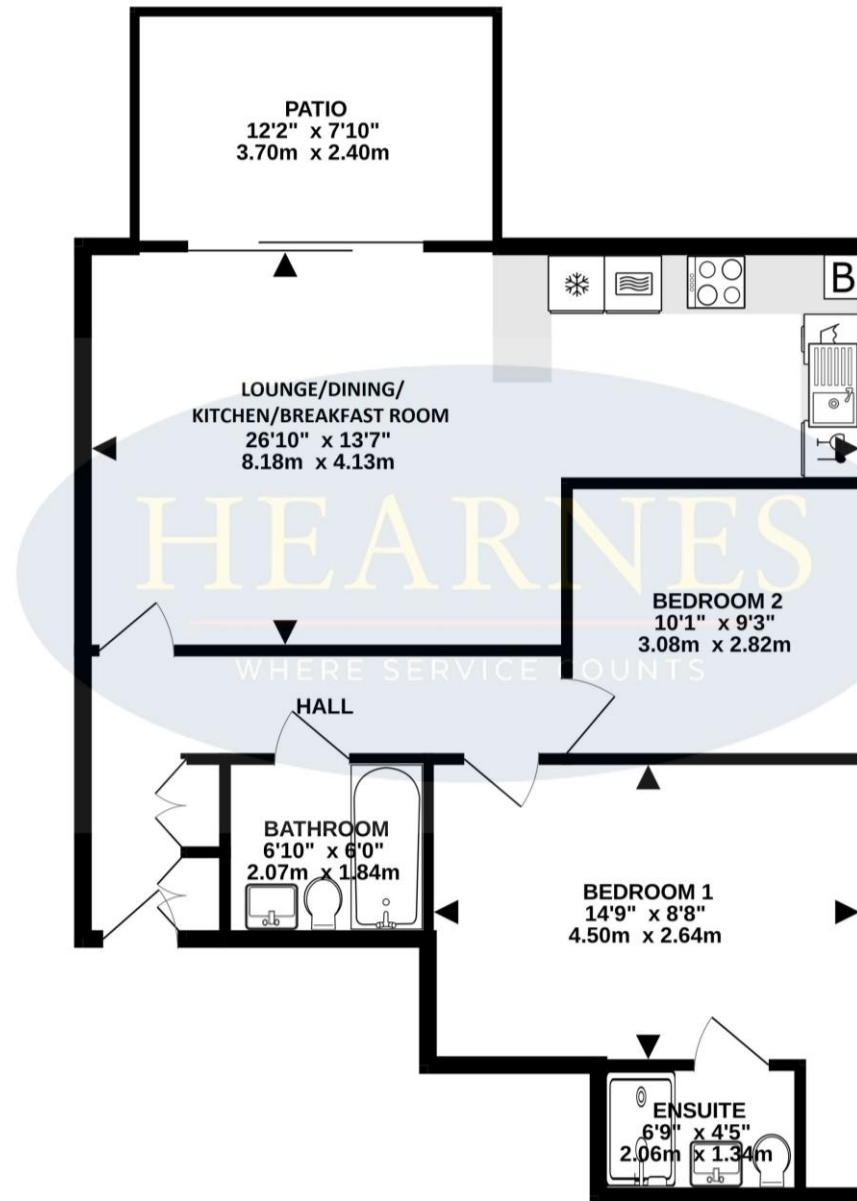
EPC RATING: B

AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Whilst reasonable endeavours have been made to ensure that the information in our sales particulars are as accurate as possible, this information has been provided for us by the seller and is not guaranteed. Any intending buyer should not rely on the information we have supplied and should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement before making a financial or legal commitment. We have not checked the legal documentation to verify the legal status, including the leased term and ground rent and escalation of ground rent of the property (where applicable). A buyer must not rely upon the information provided until it has been verified by their own solicitors.



TOTAL FLOOR AREA : 809 sq.ft. (75.2 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

