



Alipore Close, Poole, Dorset, BH14 9AE







## Property Summary

We are delighted to present this stunning, high-specification second-floor apartment, offering generous living space, breathtaking sea views, and four private balconies. Located in a sought-after coastal development, the property combines stylish contemporary design with practical features, making it an exceptional home for long-term tenancy.



## Key Features

- Two double bedroom apartment
- Four balconies
- Two bathrooms (one en-suite)
- Sea views over Poole Harbour and the Purbeck Hills
- One allocated parking space in the secure underground car park
- Beautiful bright living room
- Kitchen with integrated appliances
- Gas central heating
- Second floor apartment with lift access
- High level of finish throughout





## About the Property

Upon entering the apartment, you are greeted by a spacious entrance hall complete with a fitted mirrored sliding-door cupboard for convenient storage. The property boasts two generously sized double bedrooms, each with built-in wardrobes offering ample storage space. The main bedroom features its own private balcony and an en-suite bathroom equipped with a separate shower, bathtub, toilet, sink, and heated towel rail. The second bedroom is served by a separate family bathroom with similar high-quality fittings.

The heart of the home is the expansive open-plan living area, which combines the lounge, kitchen, and dining spaces. This beautiful room is enhanced by a large private balcony offering stunning south-facing sea views extending as far as Old Harry Rocks and the Purbecks. The modern kitchen is fully equipped with integrated appliances including a fridge freezer, dishwasher, washing machine, microwave, electric oven, and a gas hob situated on a central island.

Further benefits of this impressive apartment include gas central heating, secure underground parking, a private underground storage cupboard, and lift access to all floors. The property is ideally positioned close to local shops, public transport links, restaurants, and bars, offering a perfect blend of convenience and coastal living.

Council Tax Band: F

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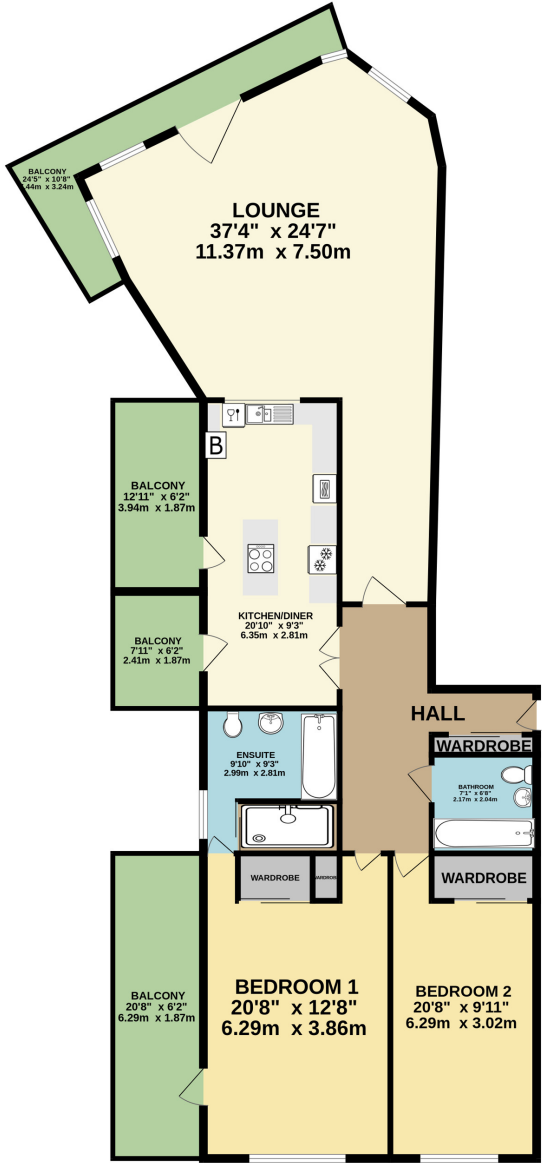
Our Client Money Protection is supplied by Propertymark Client Money Protection Scheme.

Mays are part of the Property Ombudsman Scheme TPO - DO3138





SECOND FLOOR  
1446 sq.ft. (134.4 sq.m.) approx.



TOTAL FLOOR AREA : 1446 sq.ft. (134.4 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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## 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.



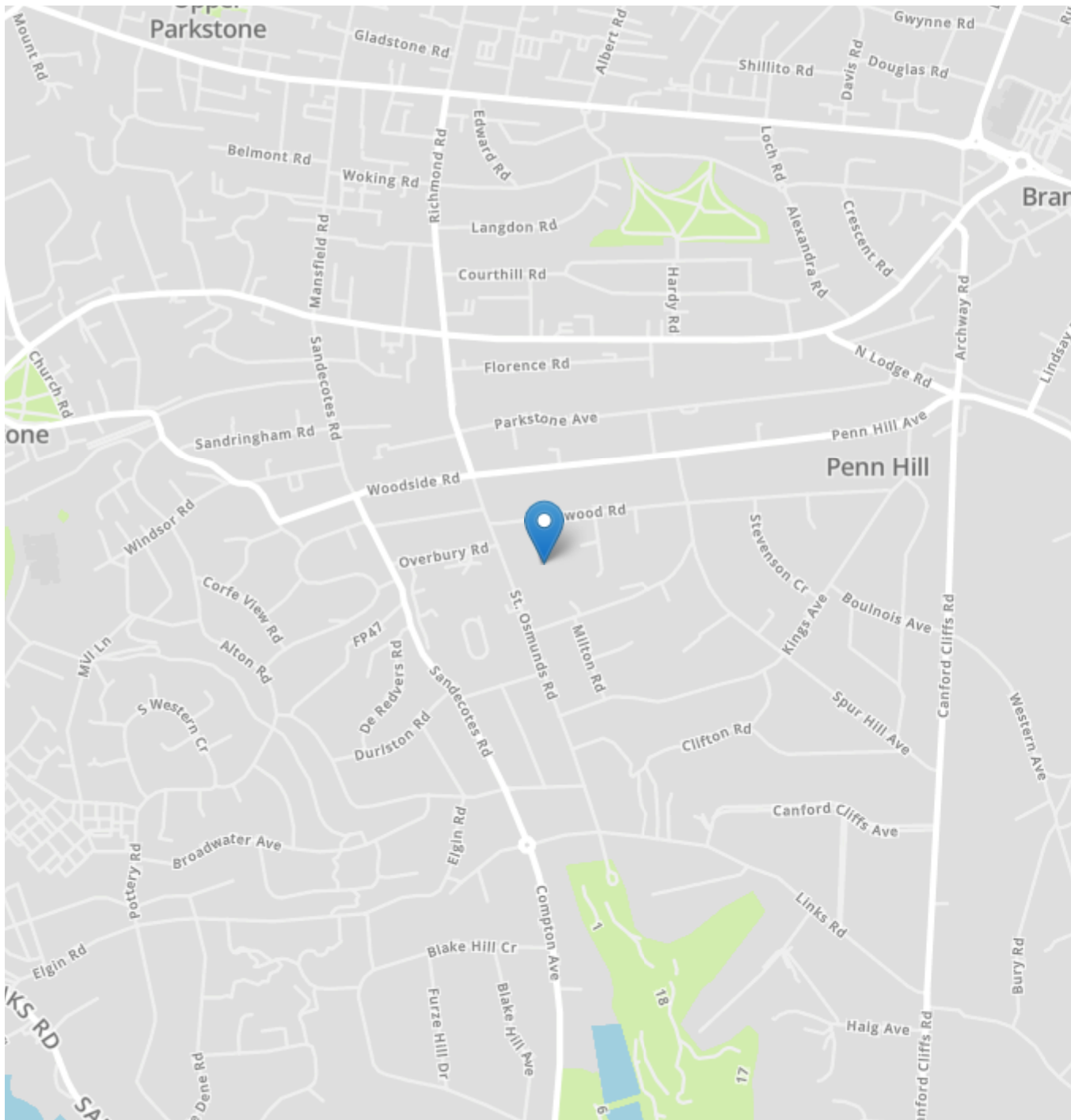
## About Mays


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 and letting property 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.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	83	85
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

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### Mays Estate Agents - LETTINGS

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