

# PHILIPPA SOLE

SALES, LETTING & SEARCH AGENT  
TRANSPARENT. BESPOKE. EFFECTIVE



SANCTUM FLAT 10, 88 BOURNEMOUTH ROAD,  
POOLE, DORSET, BH14 0BT



## ABOUT THIS PROPERTY

£ 3 1 5 , 0 0 0

Luxury development built in 2017

6 years remaining of the LABC warranty

2 double bedrooms

Open plan kitchen/dining/day room

Lift and Stairs to all floors

Secure underground parking space

No forward chain

Council band D: £1,877.42

Service charge £1046 P/A

Share of Freehold

[Click here for virtual tour](#)

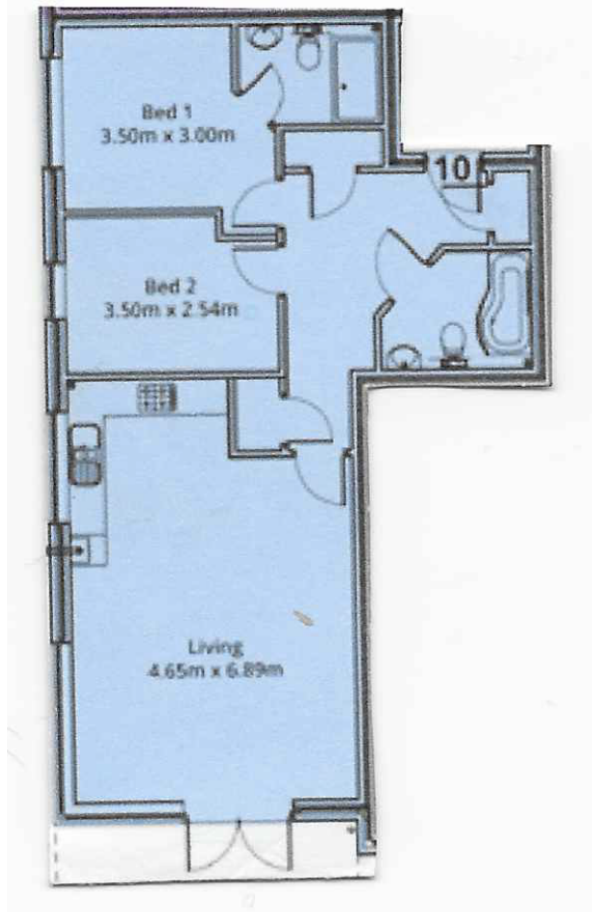
A stunning two double bedroom, two bathroom, second floor apartment positioned within a landmark Whitelock development. This contemporary apartment has a balcony, communal garden, secure underground parking and is perfectly located within walking distance of Ashley Cross and transport links. (Pets are permitted, holiday lets are not permitted).

Immediately upon entering the apartment, the bright and spacious entrance hall leads you to the principle accommodation, with a generous amount of storage cupboards which is rare in a newly built development. The bedrooms are well proportioned with fitted wardrobes; the main bedroom enjoys a luxury fitted shower room and the family bathroom is finished to the same high quality. The open-plan kitchen / dining/ day room is an exceptional space and flooded with light. The contemporary fitted kitchen has a range of units providing ample storage and integrated appliances to include; fridge/freezer, dishwasher and washer/dryer. The remainder of this exceptional room offers versatility for the positioning of dining and sitting areas, which in turn leads to a glass balustrade balcony. There is the benefit of secure underground parking, accessed via an electric garage door. The car park can also be accessed via the lift. A residents bike store is also available. Visitor surface parking is offered adjacent to the development. The communal gardens are beautifully maintained and are mainly laid lawn.

## LOCATION

Nearby is Ashley Cross Village providing a local butcher, fishmonger and convenience stores. For the evening, a choice of bistros and cocktail bars are just a short stroll away. The local railway at Parkstone offers a direct line into London Waterloo in under 2 hours, perfect for the commuter. The well known award-winning beaches at Sandbanks are 3.3 miles, with Poole Town centre just 2.6 miles away.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 to 100)	A		
(81 to 91)	B	84	84
(69 to 80)	C		
(56 to 68)	D		
(39 to 54)	E		
(21 to 38)	F		
(1 to 20)	G		
Not energy efficient - higher running costs			
England, Wales & N.Ireland		EU Directive 2002/91/EC	

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