

FOR SALE

Penthouse, Clouds Hill,
5 Munster Road, Lower Parkstone,
Poole, Dorset BH14 9PS



PHILIPPA SOLE



£635,000

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Penthouse apartment with 2 double bedrooms and far reaching views

Luxury purpose built, gated development

Exceptional presentation throughout

Large south facing terrace plus 2 additional balconies

Approx. 1373 sq/ft inc. balconies

Secure underground parking for 2 vehicles plus bike store

Underfloor heating and air conditioning in bedrooms

No forward chain and pets under licence

Council Tax Band E: £2300

Service charge £1900 pa

Share of Freehold

About this property

An immaculately presented, two double bedroom, penthouse apartment, positioned within an exclusive gated luxury development, with far reaching panoramic views and within walking distance to the ever popular Penn Hill and Ashley Cross shops and restaurants.

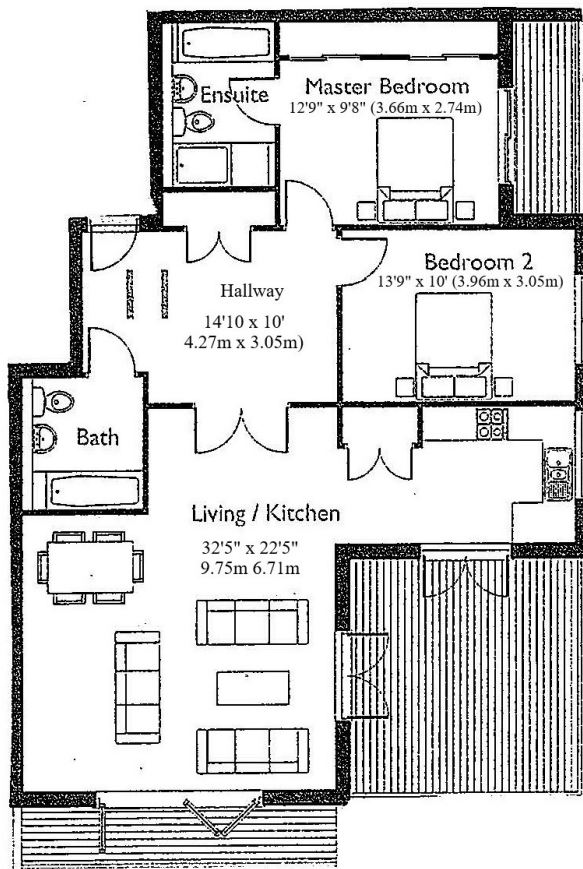
Clouds Hill is a New England style development occupying an elevated position on Munster Road. Approached via a sweeping driveway with gated pedestrian and vehicle access. On entering, the communal hallways are well-maintained with stairs and lift to all apartments and down into the secure underground parking. On entering the apartment you are immediately aware that this is something quite special. The large entrance hall, which could be a room in it's own right, leads you to the impressive open plan lounge/dining room. With high vaulted ceiling and bi-folding doors to the south facing balcony this room cannot help but flood with light. From the dining area French doors lead you on to the sunbathing and dining south facing terrace, complete escapism without leaving the country. The contemporary fitted kitchen has a range of floor and wall fitted units, integrated appliances and the breakfast bar for casual dining, there is also access from here onto the terrace. Both of the double bedrooms have fitted furnishings and air conditioning units. The principal bedroom has a private balcony and luxury en suite bath/shower room, the same quality of fixtures and fittings continue in the family bathroom. Viewing is a must to appreciate how very special this apartment is and all that it offers.

Certain items are available to purchase subject to negotiation.

Location

Transport links are excellent; nearby is Branksome and slightly further afield is Bournemouth train station with a direct line to London Waterloo in approximately 2 hours. Bournemouth International Airport is less than 7 miles and perfectly place for taking the stress of a long journey out of your holiday. Local buses will take you to the town centres of Bournemouth and Poole and finally the 7 miles of award winning Blue Flag sandy bathing beaches which is what this area is renown for is less than one and a half miles.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	78	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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