

Grandier Court  
20 Sandecotes Road, Lower Parkstone BH14 8NX  
Guide Price £300,000 Share of Freehold

**MAYS**  
ESTATE AGENTS









## Property Summary

A spacious ground floor two-bedroom, two-bathroom apartment with private courtyard terrace and balcony, set in a modern development in a quiet area of Lower Parkstone moments from the amenities of Ashley Cross and rail links of Parkstone Station. The property has a particularly generous kitchen dining room and principal bedroom with an ensuite shower room. There is also secure residents garaging and well-tended mature surrounding gardens.



## Key Features

- Entrance hallway with storage cupboard
- Living/dining room with patio doors to a private terrace
- Large kitchen/dining room
- Principal bedroom with ensuite bathroom
- Second double bedroom
- Further shower room
- Secure garaging
- Communal gardens
- No forward chain





## About the Property

On entering the property there is a hallway with a large storage cupboard. The hallway leads to the living/dining room which is flooded with light from dual-aspect windows. Patio doors open from this room to a private courtyard terrace and there is also access to a further balcony that extends along the side of the property, giving this apartment an extraordinary amount of private outside space.

The kitchen/dining room is a superb size and has been fitted with a comprehensive range of units.

The principal bedroom has fitted wardrobes and enjoys direct access to a private balcony and ensuite shower room. The second bedroom is a comfortable double and this is serviced by a further large shower room.

The development is surrounded by mature communal gardens and a driveway to the rear leads to the residents' secure garaging.

We feel this is a great apartment for buyers wanting a sense of space and light with generous outside space.

Tenure: Share of freehold

Service Charge: £127.46 per month

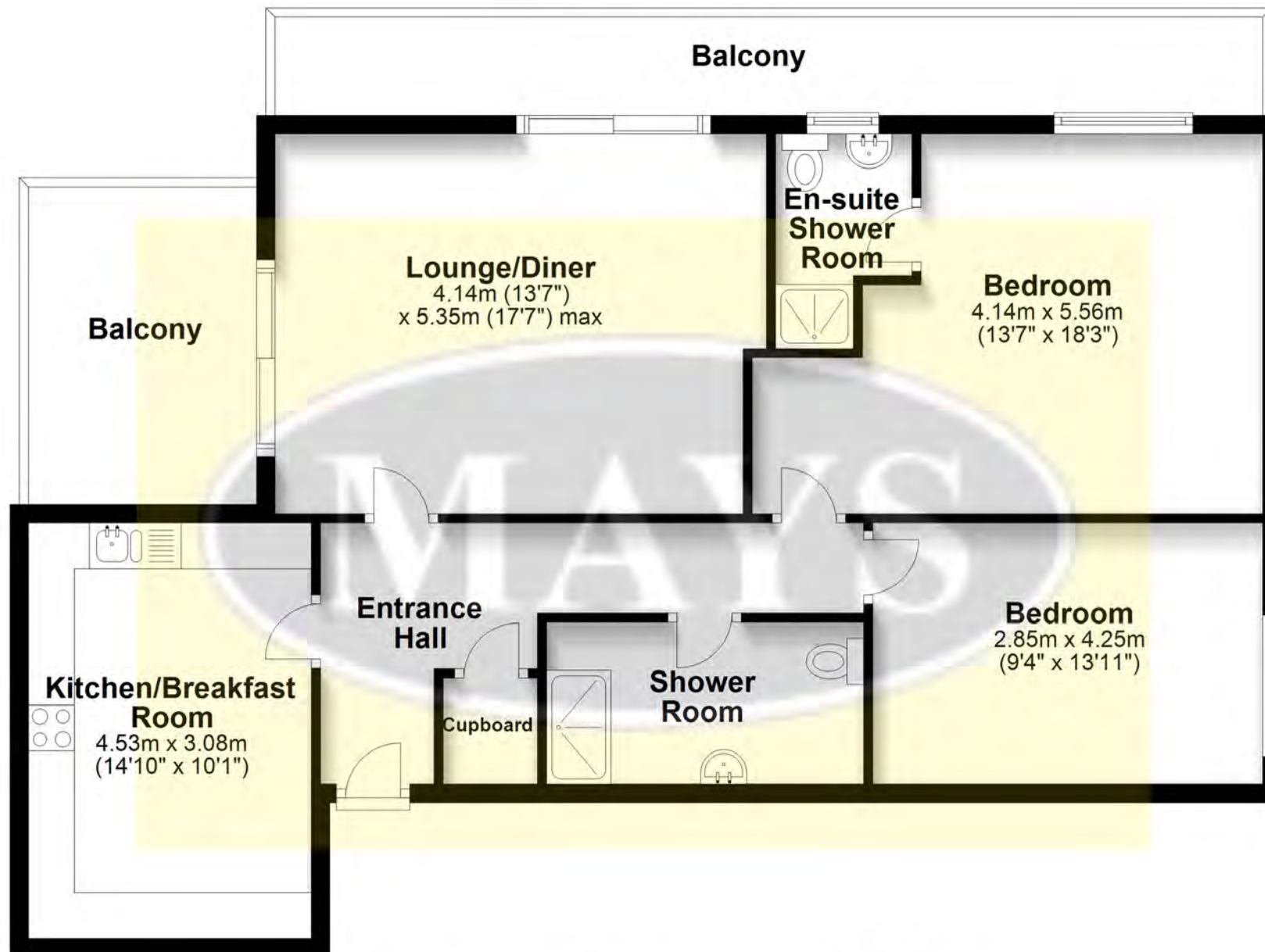
Council Tax Band: D

Notes: For the peaceful enjoyment of residents the development does not allow pets.



# Ground Floor

Approx. 88.8 sq. metres (955.7 sq. feet)



Total area: approx. 88.8 sq. metres (955.7 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](http://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.



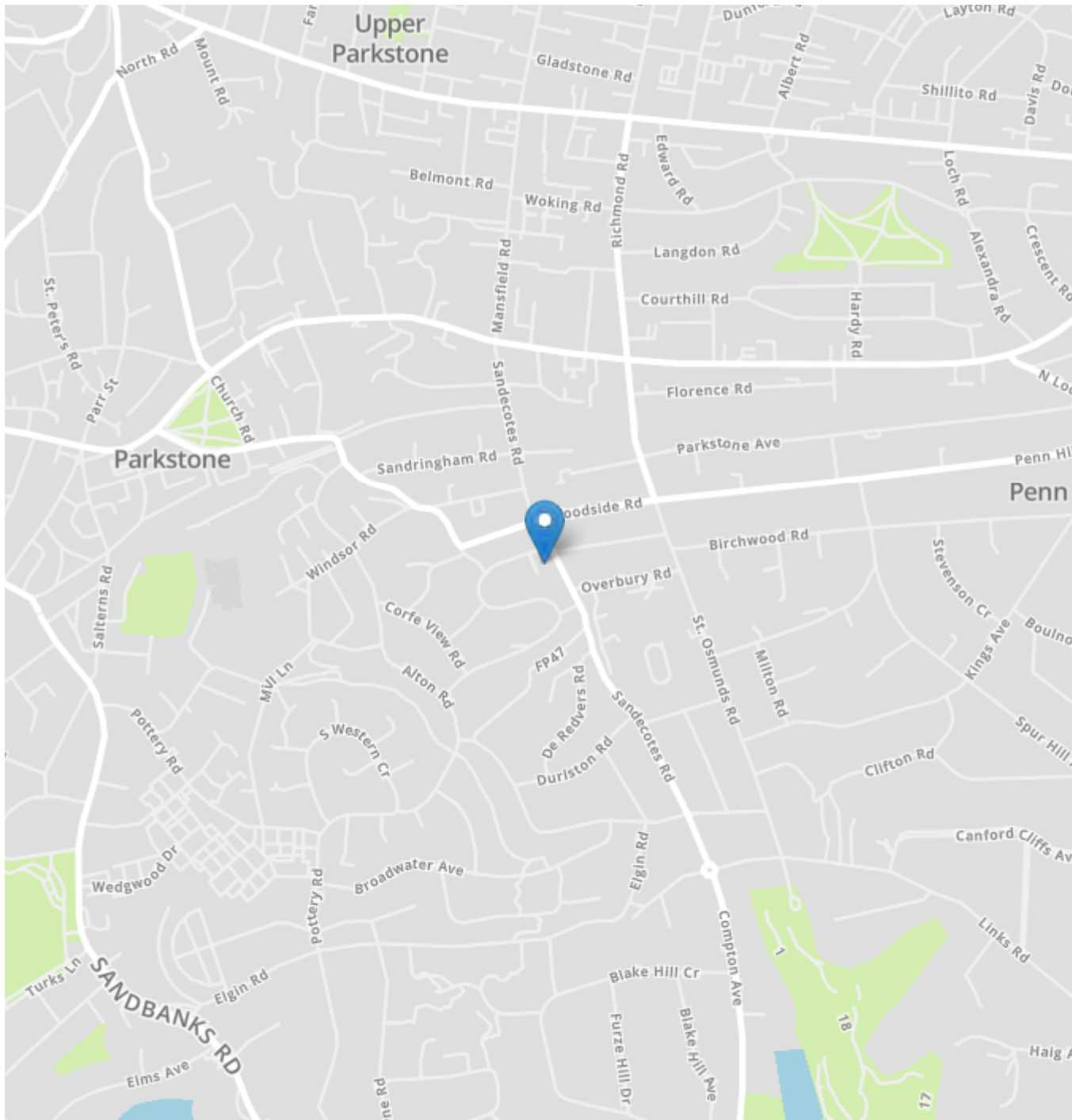
## About Mays

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.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	72	77
(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

**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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