

FOR SALE

Apartment 46 Vista, 10 Mount
Road, Lower Parkstone, Poole,
Dorset BH14 0QY



PHILIPPA SOLE



£750,000

Large private wrap-around south facing terrace

5th floor apartment with a feel of penthouse living, 954 sq.ft.

Exceptional panoramic harbour views

2 double bedrooms - one ensuite

A second bathroom with a bath

Secure allocated parking

Guest suite available for friends and family

Additional storage space

Council Tax band G- £3579.59

Service Charge - £4,612.19 Generous contribution to living costs available

Leasehold

About this property

Vista is the perfect place to enjoy a stress free, relaxed lifestyle, a haven set amidst mature pine trees. Occupying one the most desired positions in the building, sit back on a generously proportioned balcony and enjoy the far reaching views across the expanse of Poole Harbour to Sandbanks, Brownsea Island and beyond. This is a spacious apartment offering the highest level of style, comfort and finishings, within a secure and privately managed over 55s community.

This apartment features a spacious open-plan kitchen and living area with floor-to-ceiling windows to make the most of the incredible view. The premium kitchen features the latest integrated, low-maintenance, energy-efficient appliances from Neff and soft-close cupboards and drawers. The large private wrap-around south facing balcony can be accessed from the living area and both bedrooms, from where you can enjoy the stunning views. The generously sized two double bedrooms have fitted wardrobes providing good storage solutions. An ensuite is located in the principal bedroom which features an anti-slip walk-in shower with a fitted glass shower screen. Both bathrooms exude quality from Hansgrohe and Villeroy & Boch fittings to heated towel rails and automatic night light for accessibility whenever you need it.

At Vista, you'll find a like-minded community and a host of on-site facilities. Your Community Manager brings together your new neighbours, they're a reassuring presence and a master organiser creating opportunities for everyone to enjoy a varied programme of activities and events from Fish & Chips Friday to book clubs. Or if you prefer, you can relax in the manicured gardens or enjoy a coffee with neighbours in the private homeowner lounge. There is even a guest suite available to hire so you can spend quality time with loved ones. You can immerse yourself into the community or live as independently as you wish. Security is assured with a video entry system, key-fob-controlled doors, and secure car parking.

Location

Relax at home on your balcony or head out to enjoy the local area from water sports or sailing in the second largest natural harbour in the world or embrace the local arts scene including the world-famous Bournemouth Symphony Orchestra. Poole has good public transport system that connects to several towns in the surrounding area. The nearby train station has a direct line to London which takes around 2 hours, and it's less than an hour's journey to get to Southampton or Dorchester. Waitrose is within a level walk and there are plenty of local bus routes visiting the surrounding villages, Bournemouth, Christchurch, and the New Forest. You may choose to enjoy a cruise to Brownsea Island, or discover the many eateries and boutiques in Poole Old Town and surrounding villages of Ashley Cross and Canford Cliffs. For entertainment there is a busy schedule of events and festivals that happen all year round at Poole Quay including Classic car evenings, the famous Poole Regatta in addition to the the world-famous Sandbanks beaches and Jurassic Coastline, Poole is truly a town with something for everyone.





FIFTH FLOOR

APARTMENT 46

TOTAL AREA (GIA)

88.65 sq.m. 954 sq.ft.

KITCHEN/LIVING AREA

7.51 x 5.90 m.max

BEDROOM


4.80 x 2.97 m.max

BEDROOM 2

3.95 x 2.92 m.max



All information provided in this document may vary up to final completion and cannot be guaranteed. All drawings concerning floorplans, apartment specification and room dimensions are indicative only and subject to change. This document does not form part of any contract and Philippa Sole cannot be held responsible for any misinterpretation or changes.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	82	82
(69-80)	C		
(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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