

FOR SALE

Flat 10, 5 Clouds Hill, Munster
Road, Lower Parkstone, Poole,
Dorset BH14 9PS



PHILIPPA SOLE



£435,000

Luxury purpose built development

Top floor apartment

Two double bedrooms

Exceptionally spacious
kitchen/dining/sitting room

Stunning presentation through out

Underfloor heating

En suite bath/shower room plus
family bathroom

Secure underground parking and
bike store

Council Tax: Band E:£2057.28

Lease 125 years from May 2010

Maintenance: £2300

Share of Freehold

[Click here for virtual tour](#)

About this property

An immaculately presented top floor two double bedroom apartment, positioned within an exclusive gated luxury Development within walking distance to the ever popular Penn Hill and Ashley Cross shops.

"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. The apartment provides exceptionally well presented and deceptively spacious accommodation. The entrance hall sits centrally with cloak and storage cupboard. The principle bedroom is fitted with an oversized wardrobe and luxury en suite bath and separate shower room, the second bedroom is serviced by the generously sized family bathroom. Without a doubt the heart of the apartment is the dual aspect kitchen/dining/sitting room, all with well defined area's. The contemporary fitted kitchen has a range of integrated appliances and an abundance of floor and wall fitted units, with the added bonus of a utility cupboard with space and plumbing for a washing/tumble dryer. From the lounge area of this apartment, doors lead to the balcony with relaxing views over the rear communal grounds.

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. And 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.





SECOND FLOOR
83.8 sq.m. (902 sq.ft.) approx.



TOTAL FLOOR AREA - 83.8 sq.m. (902 sq.ft.) approx.
 Values shown are approximate and based on the accuracy of the builder's measurements. Measurements of doors, windows, stairs and any other items are approximate and do not necessarily include any items not shown in the plan. The plan is for illustrative purposes only and should be used as a guide only. The actual area, volume and other measurements may vary from those shown on the plan. The plan is for illustrative purposes only and should be used as a guide only. The actual area, volume and other measurements may vary from those shown on the plan. The plan is for illustrative purposes only and should be used as a guide only.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	81	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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