



**Vista, 10 Mount Road, Poole BH14 0QY**  
**£895,000 Leasehold**





CMAY

## Property Summary

A rare opportunity to acquire a luxurious two double bedroom two bathroom penthouse apartment with large south facing balcony terrace and far reaching Poole Harbour views. Located at the head of Mount Road, Lower Parkstone in close proximity to Ashley Cross & Canford Cliffs villages.



## Key Features

- Exclusive over 55's development
- Penthouse Apartment
- Wrap-around balcony with views across Poole Harbour
- Open plan living accommodation
- Luxury fitted kitchen with built-in NEFF appliances
- Family bathroom and en-suite
- Allocated parking
- Access to homeowners' lounge, communal gardens & other communal facilities
- On-site lifestyle manager
- Vibrant & established community



## About the Property

Vista is a luxury development for the over 55's nestled high in wooded hills above Poole. The natural topography thoughtfully blends 50 luxury apartments into the landscape, offering spectacular elevated views of the local area and large south facing sweeping balconies benefitting from sunlight all day.

Apartment 51 offers luxurious and contemporary living with an open plan kitchen lifestyle space, incorporating quality appliances throughout and defined lounge & dining areas. Floor to ceiling windows celebrate the abundance of natural life on view and a key feature is the south facing wrap around balcony terrace, offering additional dining opportunities and stunning far reaching Poole Harbour views.

Two double bedrooms and two luxury bath/shower rooms complete the accommodation, along with a spacious entrance hall and fitted storage.



This exclusive development also benefits from a range of lifestyle services and facilities on-site, including an activity studio, guest suite and treatment room, all set within a private community of like-minded neighbours for complete peace of mind.

Tenure: Leasehold, 125 years from 2019

Service Charge: £5,633.54 pa

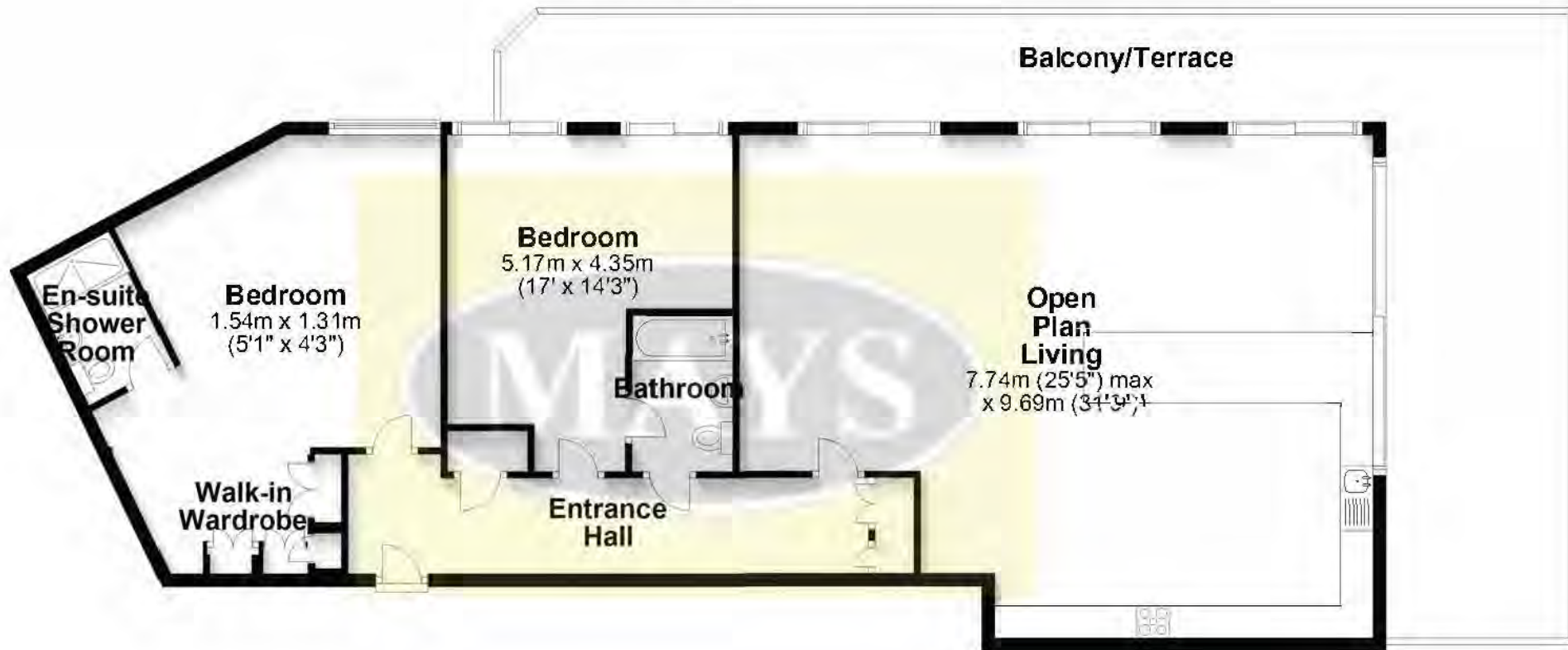
Ground Rent: £500 pa

Pets allowed

Council Band G

## Sixth Floor

Approx. 135.5 sq. metres (1459.0 sq. feet)



Total area: approx. 135.5 sq. metres (1459.0 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. Close by amenities include schools, doctors' surgeries, restaurants, bars and Parkstone train station, giving mainline access to London Waterloo. The beaches of Sandbanks and Canford Cliffs are a short distance away.



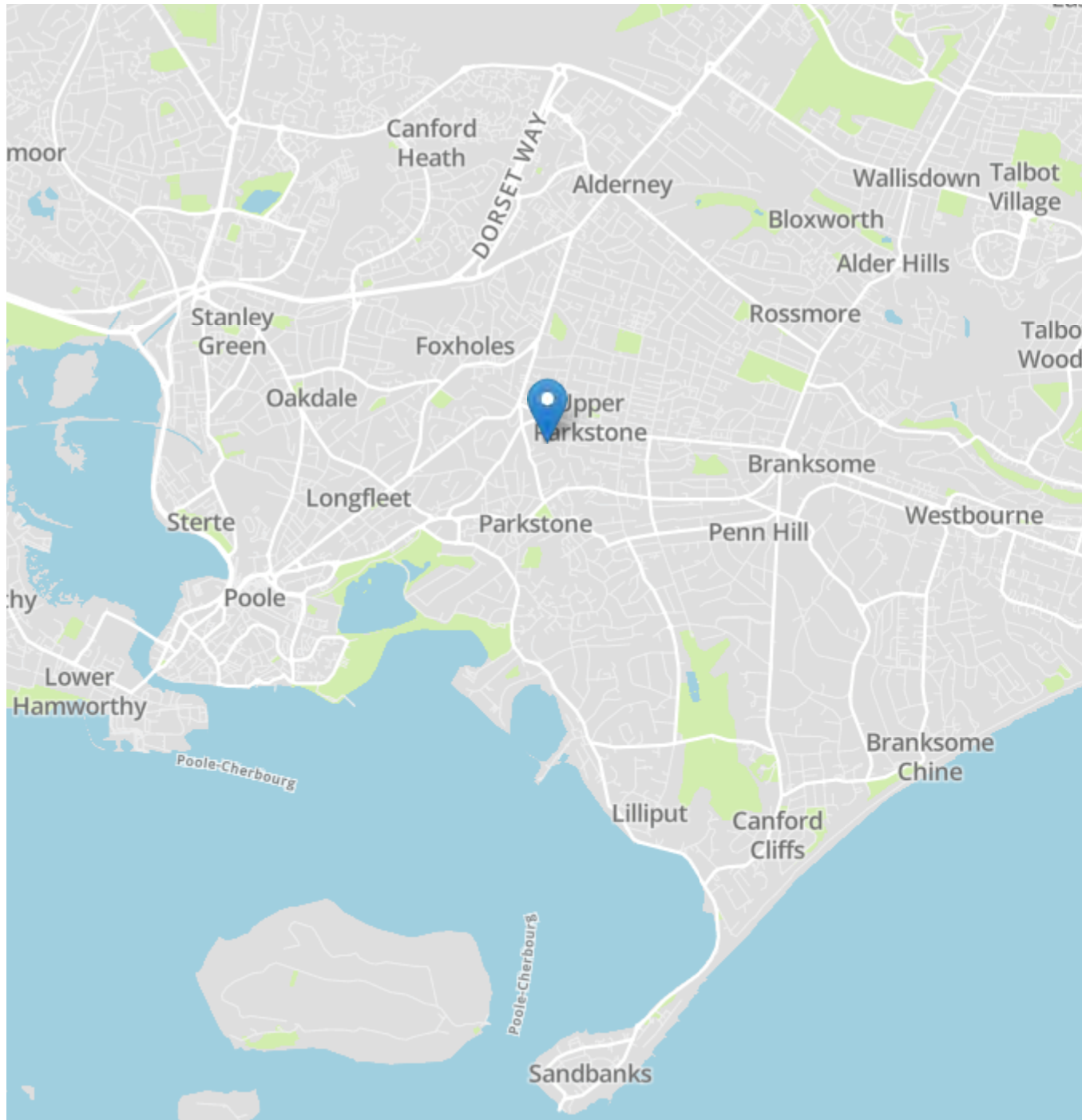
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We are a truly independent Estate Agents with genuine and dedicated professionals able to offer extensive local knowledge to anyone moving within or hoping to relocate to the BH postcode.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>	81	81
(69-80) <b>C</b>		
(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		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC 	

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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.
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**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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