



Aspects, Wyndham Road, Lower Parkstone, BH14

OIEO £450,000

A uniquely styled duplex apartment occupying the upper floors and enjoys stunning harbour views from the balcony looking West over Poole, towards Brownsea Island and The Purbeck Hills. The property is presented in immaculate condition throughout, with an attractive sweeping breakfast bar dividing the kitchen/dining area and an open plan study area leading onto a well proportioned lounge. A focal point of the lounge area is the wrap around shelving and entertainment area, which serves to conceal a large storage area behind. The westerly sun balcony is accessed via double doors from the lounge which introduce a significant amount of natural light.

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KEY POINTS

- Three double bedroom 'Duplex' apartment set over two floors
- Spacious lounge with sliding doors giving access to the balcony
- Extensively fitted modern kitchen diner with Quartz work surfaces
- Modern en-suite bathrooms to all three bedrooms
- Large storage space concealed as a feature unit in the lounge
- Immaculately presented with stunning Harbour Views
- Westerly facing balcony
- Garage with overhead storage and allocated parking space
- No forward chain

LOCATION

The Lower Parkstone area offers easy access to the renowned award winning Blue Flag beaches which stretch from Bournemouth through to Sandbanks and enjoy the warmest temperatures in the UK and stunning views of the Isle of Wight and Purbeck Hills.

Ashley Cross Village is a short walk away with a variety of shops, restaurants and bars, with Bournemouth and Poole town centres also nearby with a more diverse range of high street shops.

The Bournemouth Wessex Way is very close and gives direct access to the M27 motorway with London just 1 hour 30 minutes commute. There are also main train routes from either Poole, a short walk Parkstone or Branksome station which connect to the Weymouth to London Waterloo South West train service

SCHOOL CATCHMENT

Lilliput First School

Baden Powell Middle School

TENURE

Share of Freehold

COUNCIL TAX

E

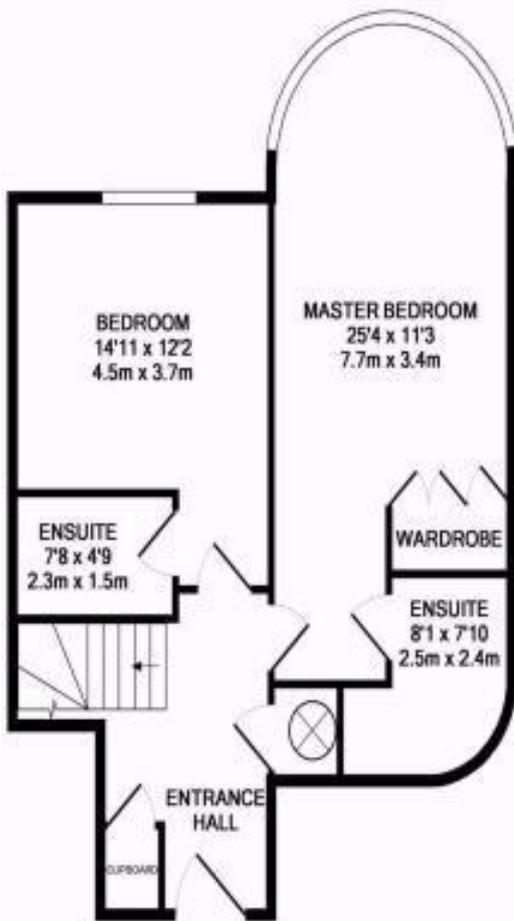
LOCAL AUTHORITY

Poole

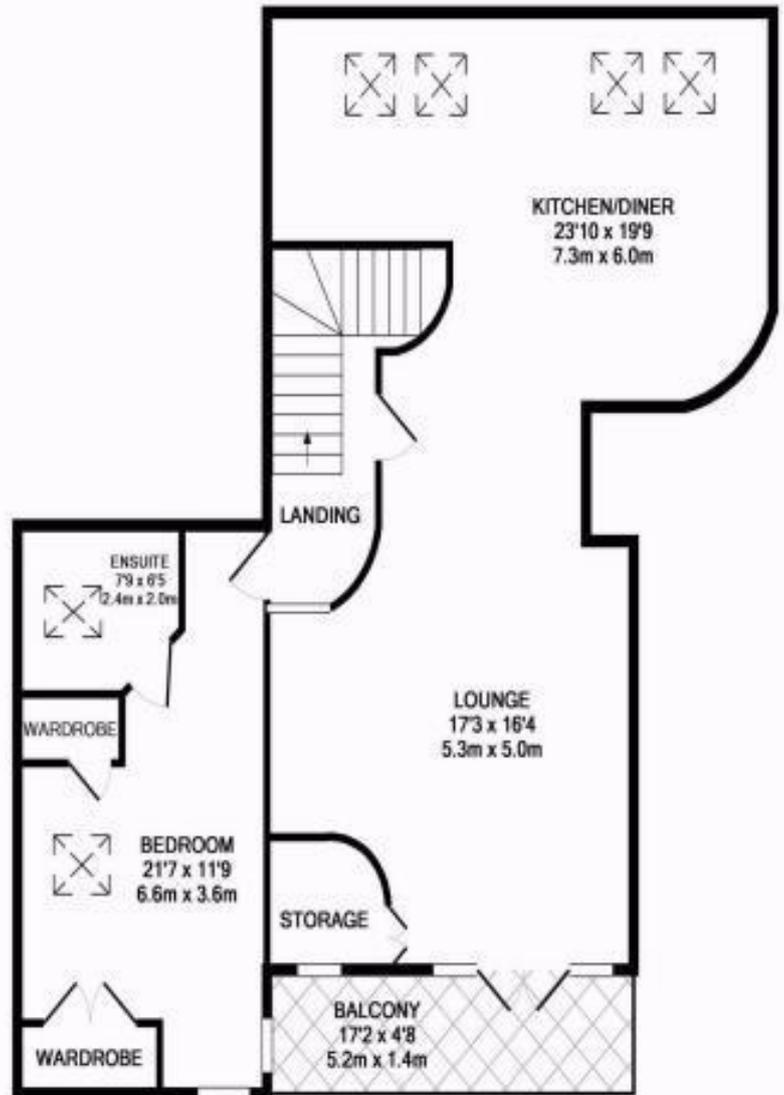
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	83	86
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B	83	85
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	





ENTRANCE LEVEL
 APPROX. FLOOR
 AREA 615 SQ.FT.
 (57.1 SQ.M.)



UPPER LEVEL
 APPROX. FLOOR
 AREA 966 SQ.FT.
 (89.8 SQ.M.)

ASPECTS

TOTAL APPROX. FLOOR AREA 1581 SQ.FT. (146.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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