



Flat 9, 2, Seacrest Corfe View Road, Poole BH14 8UN
£350,000 Share of Freehold





Ashley Cross

The Lower Parkstone area offers easy access to the renowned, award winning, Blue Flag beaches stretching from Bournemouth through to Sandbanks with views of the Isle of Wight and Purbeck Hills.

Ashley Cross Village, with its array of shops, ranging from coffee shops, art galleries to restaurants is within close proximity of the property. The Victoria Green in the centre of the village offers various social events throughout the year and an area to relax and enjoy the village atmosphere. Bournemouth and Poole town centres are also within easy reach with a more diverse range of high street shops, entertainment and recreational facilities.

Located nearby is Whitecliff Park, which is ideally located for harbour walks together with Poole Harbour and its water sports / boating activities.

Transport communications are excellent as the main line railway station at Parkstone provides services to Southampton and London. The start of the Wessex Way (A338), is located approximately 2 miles away and offers access to the M27 motorway with London 1 hour 30 minutes commute. Bournemouth and Southampton International Airports are also nearby and there is a ferry terminus at Poole Harbour with services to the Channel Islands and Mainland Europe.

Property Comprises

Constructed by the renowned local house builder, Banyard Construction, 'Seacrest' stands out as a distinctive contemporary building featuring only nine high-quality apartments. Situated on a tranquil and sought-after road in the heart of Lower Parkstone, it is conveniently located less than 500 meters away from the amenities of Ashley Cross Village.

The ground floor includes a communal entrance hallway with stairs and a passenger lift serving all floors, including the basement parking area with a storage cupboard and bicycle store. This top-floor apartment comprises a spacious hallway leading to all principle rooms. It consists of two double bedrooms, a bathroom, and an en-suite shower room in the main bedroom. Additionally, there is a spacious open lounge/dining/kitchen area, a balcony, two secure underground allocated parking spaces, and a storage cupboard. The apartment also features a separate laundry cupboard and a fantastic 'Kitchen Elegance' kitchen with granite worktop and integrated appliances.

Information

Maintenance Charge: Circa £1800 P/A

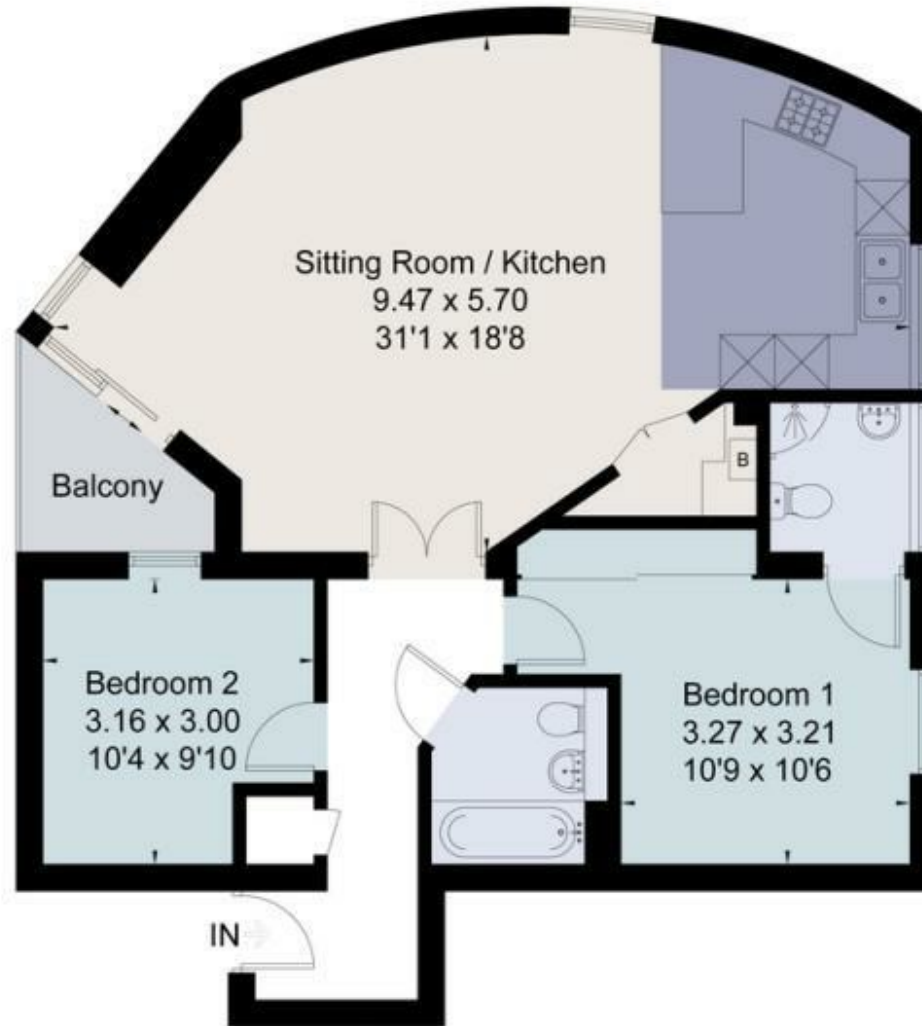
Ground Rent: Peppercorn GR

Tenure: Share of Freehold

Lease Length: N/A



Approximate Area = 79.9 sq m / 860 sq ft
 For identification only. Not to scale.
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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All room dimensions given above are approximate measurements

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References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92-100) A	84	84	(92-100) A	Not environmentally friendly - higher CO ₂ emissions			
(81-91) B			(91-91) B				
(69-80) C			(80-80) C				
(55-68) D			(69-80) D				
(39-54) E			(55-68) E				
(21-38) F			(39-54) F				
(1-20) G			(21-38) G				
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	