

Flat 3 Solar Court

45 Western Road

Poole, Dorset

BH13 6ER



Flat 3 Solar Court

45 Western Road

Poole, Dorset

BH13 6ER

Guide price £440,000

An ideal main or lock up and leave holiday home, this is an excellent opportunity to purchase a 3 bedroom first floor apartment offered for sale in great order with a modern fitted kitchen and two bathrooms.

Nestled within the much sought after development of Solar Court, the apartment is set in beautifully landscaped grounds and is offered for sale with vacant possession and no forward chain.

Summary of Accommodation

Share of Freehold

Three bedrooms

Two bathrooms

Modern fitted kitchen

Outdoor heated swimming pool

Garage plus visitor parking

Betwixt Canford Cliffs Village & Westbourne

Near local sandy beaches





Solar Court as a whole comprises of 12 flats and is highly regarded for its peaceful grounds and excellent facilities. The residents enjoy the use of the heated open air swimming pool with sun bathing area, individual lockers, shower and changing cubicles within the delightful, landscaped gardens which are shared with Greenacres, the neighbouring sister development.

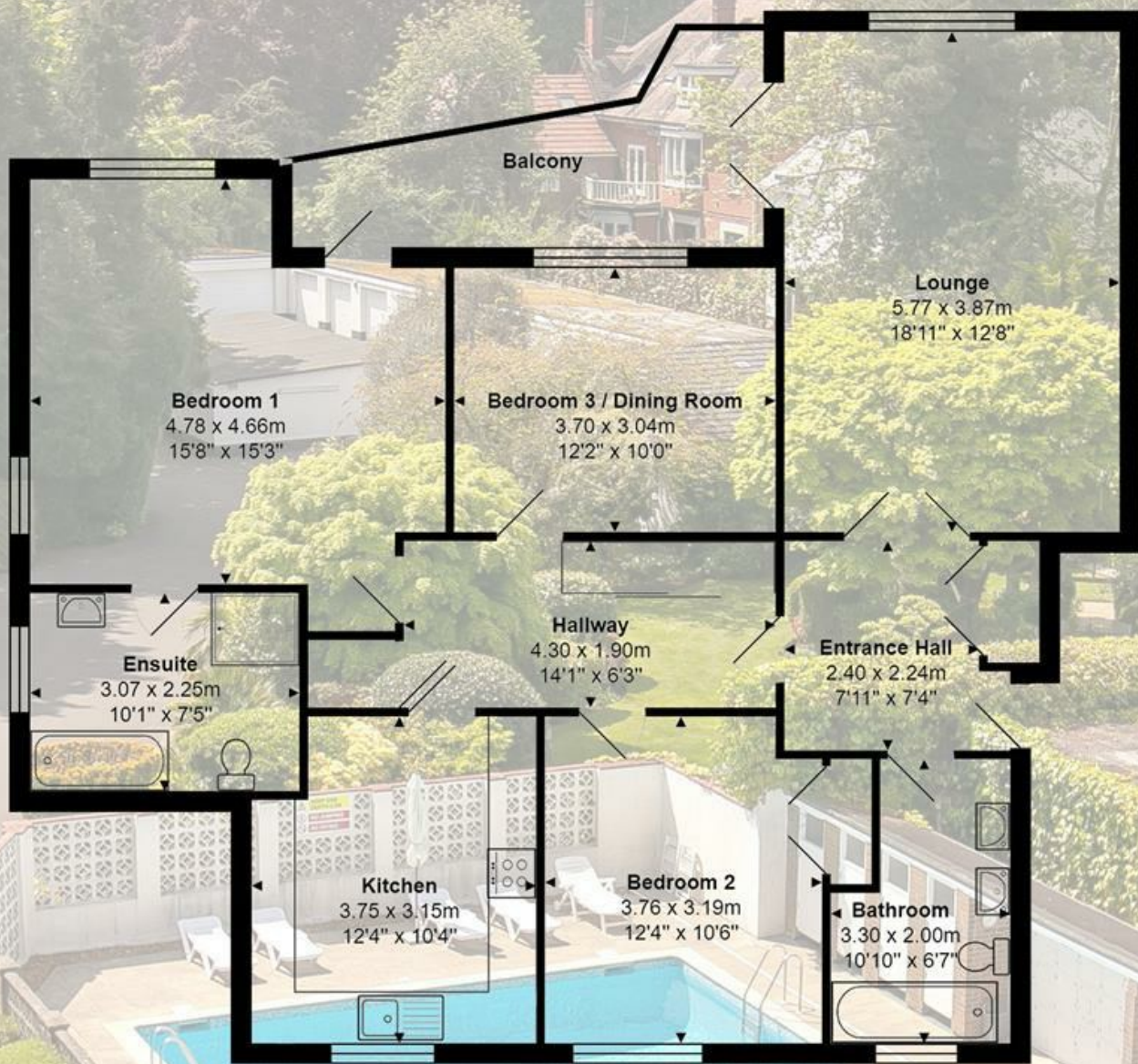
Featuring a spacious entrance hall with plenty of storage, a generous living room and adjacent to the third bedroom which could be easily converted into a formal dining room or a home office if required. From the main bedroom and the living room there is access to the south-facing balcony overlooking the expertly manicured gardens, a perfect and peaceful spot for relaxing outdoors.

The modern kitchen/breakfast room was replaced in recent years and boasts integrated appliances to include fridge/freezer, oven grill and dishwasher. There is also space and plumbing for a washing machine. The apartment comes with two bathrooms, one a stylish and contemporary family bathroom, the other en-suite to the principal bedroom.

Other features include a beautifully landscaped secret garden just behind the swimming pool, a single garage with an electric up-and-over door, ample visitor parking and the convenience of an on-site caretaker.

Located on Western Road, just off the Avenue, Solar Court is ideally positioned betwixt Canford Cliffs Village and Westbourne's vibrant array of coffee shops, bars and bistros, as well as an M&S food hall and other day to day amenities including banks, post office, hair/beauty salons and the award winning Chez Fred fish and chip restaurant and take away.

Less than a mile away is Branksome Chine beach, renowned for its golden sands and the recently opened Rockwater eatery. Branksome train station is just over a mile away, providing convenient transport links to London Waterloo. Also within easy reach is the highly renowned Parkstone Golf Course and of course the world famous Sandbanks Peninsula.



Total Area: 111.4 m² ... 1200 ft² (excluding balcony)
All measurements are approximate and for display purposes only

Lloyds Property Group

PROPERTY NAME

Flat 3 Solar Court

LOCATION

BH13 6ER

TOTAL FLOOR AREA

1200.00 sq ft

COUNCIL TAX

Band E BCP(Poole)

VIEWING ARRANGEMENTS

Telephone: +44 (0) 1202 708044

Email: enquiries@lloydspropertygroup.com

Ref: 3535 - JA

Monday - Friday 09:00 - 18:00

Saturday 10:00 - 16:00

Sunday By appointment only

Illustration for identification purposes only, measurements are approximate, not to scale