

# Flat 10 Windward

15 Alton Road  
Poole, Dorset  
BH14 8SN





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*Price guide £875,000*

A stunning two bedroom, two bathroom third floor open plan apartment with panoramic views across Poole Harbour and Brownsea Island. The property has a large wrap around south facing balcony and secure parking.

## *Summary of Accommodation*

- High quality kitchen appliances
- Buster & Punch fittings throughout
- South facing wrap around balcony
- Secure video entry system
- Share of Freehold
- 10 year LABC warranty from 2020
- Secure allocated parking
- Private secure storage locker
- Photo voltaic producing solar panels







Windward has been constructed by one of Dorset and Hampshire's leading and most highly regarded house builders, Whitelock. With a heritage stretching back several generations to 1899 this local family builder has produced some of the finest homes in the area and has constantly enjoyed a reputation for high quality, traditional building standards.

**THE DEVELOPMENT** - Eight beautiful 2 bedroom 2 bathroom apartments, Two duplex apartments and a superb 3 bedroom penthouse. Each apartment has a wrap-around balcony and all of the front (south west) facing rooms enjoy panoramic far reaching Poole harbour and coastal views across to the Purbeck Hills and beyond.

**THE LOCATION - LILLIPUT, ASHLEY CROSS, LOWER PARKSTONE AND THE SURROUNDING AREA** - The area has a strong sense of community and an eclectic mix of shops, cafe's, restaurants, pubs and independent retailers.

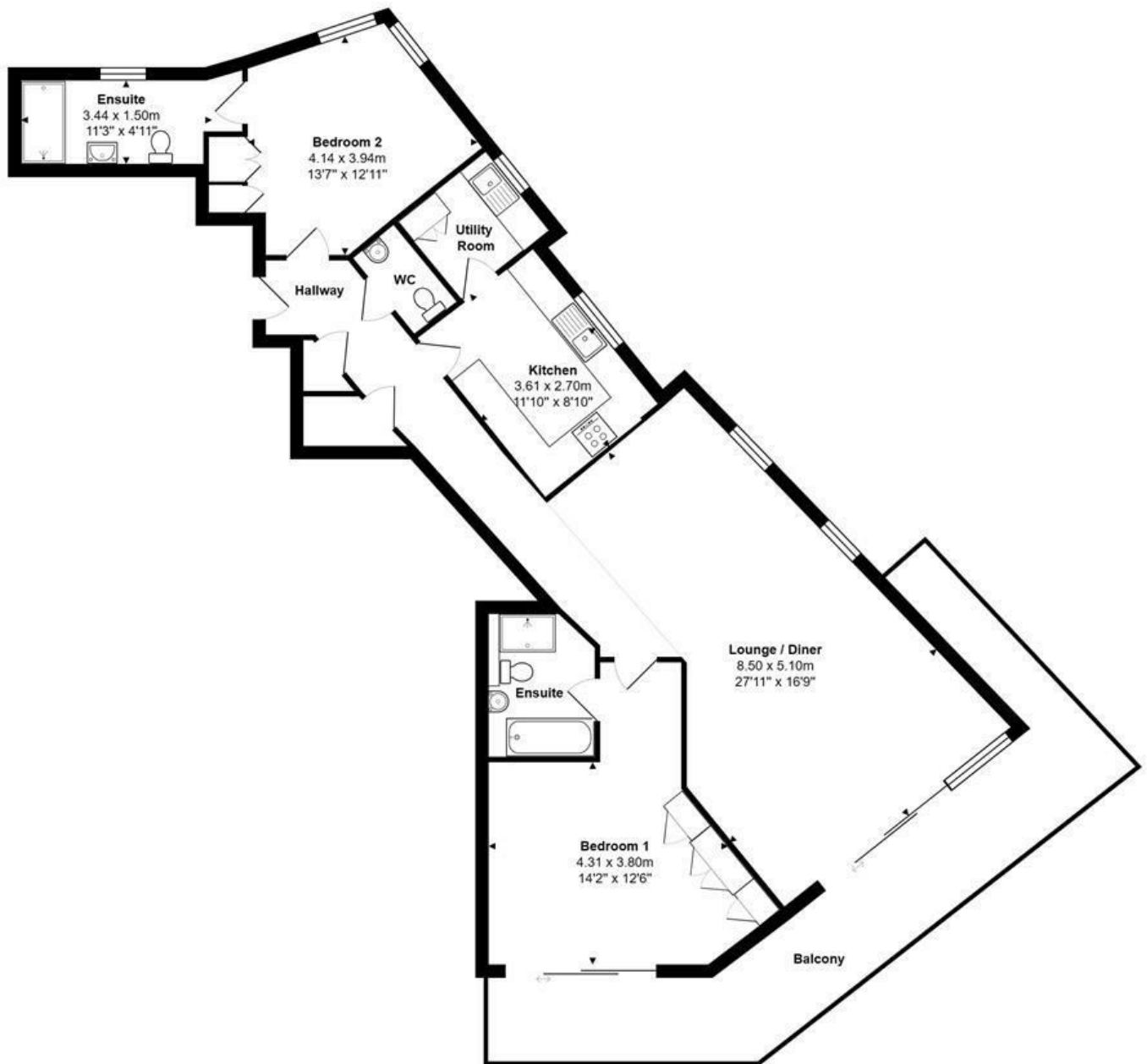
Some of the best private and state schools in the county are within walking distance and there is also a train station at Parkstone, only a 10 minute walk away, with a Waterloo connection (around 120 minutes) and good bus connections into the nearby coastal towns of Poole and Bournemouth.

Poole Harbour, the "second largest natural harbour in the world", is less than 5 minutes drive away from the development where yacht clubs, marinas, viewpoints, wind and kite surfing areas can be found alongside the world-renowned golden Sandbanks beaches. Beyond this is the Isle of Purbeck which is a rural peninsular accessed by a chain ferry and providing excellent road and mountain biking terrain and also beautiful, quieter, beaches.

Viewings of the apartment are now possible by appointment, call to arrange this.

In accordance with Section 21 of the Estate Agents Act 1979, Lloyds Property Group declare that there is a personal interest in the sale of this property.





Total Area: 110.5 m<sup>2</sup> ... 1190 ft<sup>2</sup> (excluding balcony)

All measurements are approximate and for display purposes only

## Lloyds Property Group

PROPERTY NAME

Flat 10 Windward

TOTAL FLOOR AREA

1280.92 sq ft

VIEWING ARRANGEMENTS

Telephone: +44 (0) 1202 708044

Email: [enquiries@lloydspropertygroup.com](mailto:enquiries@lloydspropertygroup.com)

LOCATION

BH14 8SN

COUNCIL TAX

Band F BCP (Poole)

Ref: 3539

Monday - Friday 09:00 - 18:00

Saturday 09:00 - 16:00

Sunday By appointment only

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