



£460,000

4 Apollo 32 Spur Hill Avenue, Poole, BH14 9PH



SAXE COBURG™

Property Experts







A superb two double bedroom ground floor apartment with private garden situated in a popular residential location. Built in 2019 to a very high standard by a local reputable building contractor known for their bespoke developments. A traditional style building with contemporary, sleek interior.

This apartment offers modern living with high quality fixtures and fittings. The lounge is very airy with two double French doors leading directly onto the private garden, a wall mounted modern fireplace and smoked mirrored panel also feature in this room. Dividing the lounge and kitchen is a lovely high seating area for dining. The kitchen has a good range of units with integrated Siemens appliances, quartz stone work surface areas and complimenting tiling. The master bedroom features a bay area with direct access onto a patio that adjoins the garden, bedroom two also has views over the garden, both the bathroom and ensuite shower room are a modern design with highest quality Porcelanosa tiling. Located in the entrance hall is a linen cupboard and a useful utility cupboard that houses the washing machine and tumble dryer etc. The communal entrance and lobby are very well maintained.

Externally, a real added bonus to this apartment is the garden which is a great space to relax , with a choice of two patio areas, artificial lawn and easy to maintain hedging which provides seclusion. There is visitor parking and a car port area to the rear of the building, the allocated parking space for this apartment is a stand alone space with a lockable storage unit attached. Tucked away but positioned next to the private garden is a wooden storage shed allocated to this property, there is potential to install a door for easy access from the garden if required.

Situated in a prime location within close proximity to Penn Hill, Ashley Cross and Lilliput all of which offer independent shops, bars and eateries. The award winning, beautiful sandy beaches of Sandbanks, coastline walks and Poole Harbour are just a short distance away - perfect for all water sport enthusiasts. Parkstone train station is less than two miles away and Branksome is approximately one mile, from these stations there is a direct link to London Waterloo, bus routes are within walking distance. Parkstone Golf Club, one of the best known and finest courses on the south coast is just a ten minute walk away.

Tenure: Share of Freehold, 999 year lease from 1st January 2018

Council Tax: Band D

Service Charge: £1,950 p.a.

N.B. Pets allowed with the necessary permissions

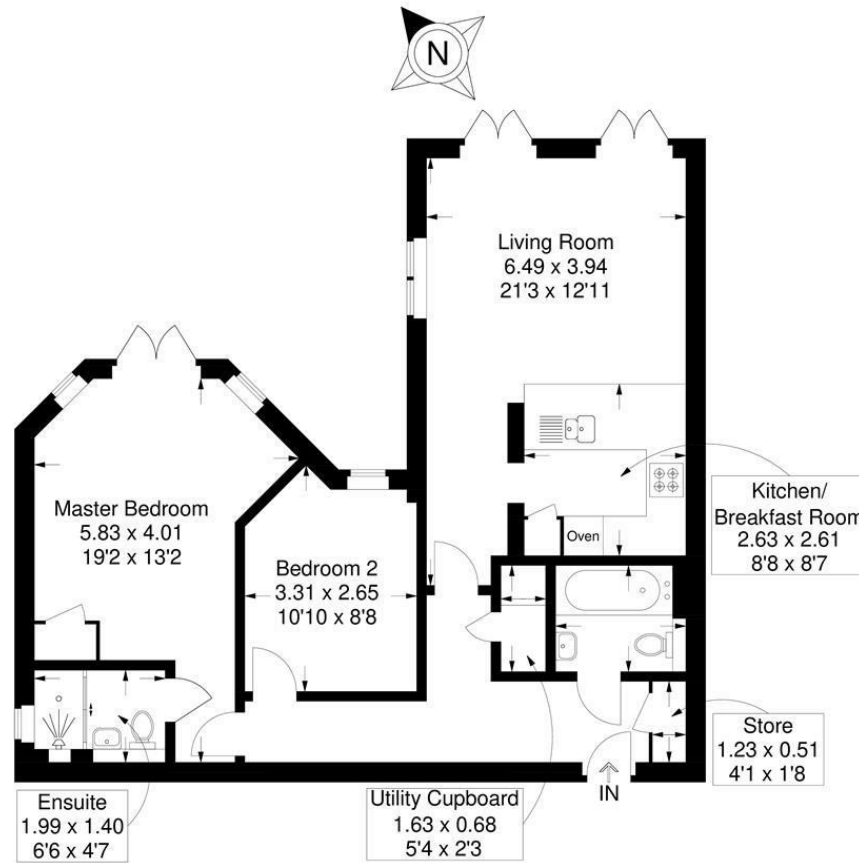


FEATURES & SPECIFICATIONS

- High specification throughout
- Video entry system
- Custom designed kitchen
- Siemens integrated appliances
- Quality bathroom suites with Porcelanosa tiling
- Underfloor heating
- Outside storage unit
- Remainder of New Build Guarantee
- Pet friendly (subject to necessary permissions)
- No forward chain

Apollo, Spur Hill Avenue, Poole

Approximate Gross Internal Area = 67.5 sq m / 726 sq ft



Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Disclaimer: These particulars are believed to be correct, but their accuracy is not guaranteed and they do not constitute an offer or contract. Strictly subject to contract, all measurements are approximate.

Agents Note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves to the structural integrity of the premises and condition / working order of services, plants and equipment

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

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (02 plus) A | | | |
| (01-01) B | | | |
| (09-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |



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