



£700,000

27a Glen Road, Poole, BH14 0BJ



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### **Main description**

Superb three double bedroom duplex penthouse apartment, well presented with stunning 180 degree views across the rooftops towards Poole Harbour, Sandbanks and the Purbeck Hills beyond, situated in this popular location just 0.4 mile to Ashley Cross and Parkstone train station. The property benefits from spacious and well planned accommodation, harbour views from all principle rooms and two large wrap around balconies.

Access to the property is via the communal entrance with well presented communal hallways where there is a lift and stairs to all floors. A private front door leads into the welcoming entrance hall which provides access to the main living space and stairs to the first floor landing.

The impressive open plan kitchen/lounge/diner has dual aspect with amazing views across the harbour and offers flexible accommodation with ample space for a dining table and chairs, sliding doors open onto the wrap around sun terrace where you can enjoy the breath-taking elevated 180 degree views of the harbour and beyond. The contemporary bespoke kitchen has a range of fitted wooden base and eye level units and high end integrated appliances with a door providing access to the second wrap around balcony. Also on this level is a useful WC/utility room.

Upstairs a bright and spacious landing leads to all rooms where there are three double bedrooms all with impressive harbour views. Each room has a range of fitted wardrobes with the principle bedroom also benefitting from a modern En-Suite shower room. A contemporary family bathroom with bath and separate shower cubicle completes the accommodation on offer.

Phoenix sits within well maintained communal grounds with CCTV and communal bike store. The penthouse also has one secure underground allocated car parking space.

### **Tenure**

Leasehold: 125 years from 1st January 2006. 107 years remaining.

Service Charge approx. £3000 per annum

Ground Rent £250 per annum

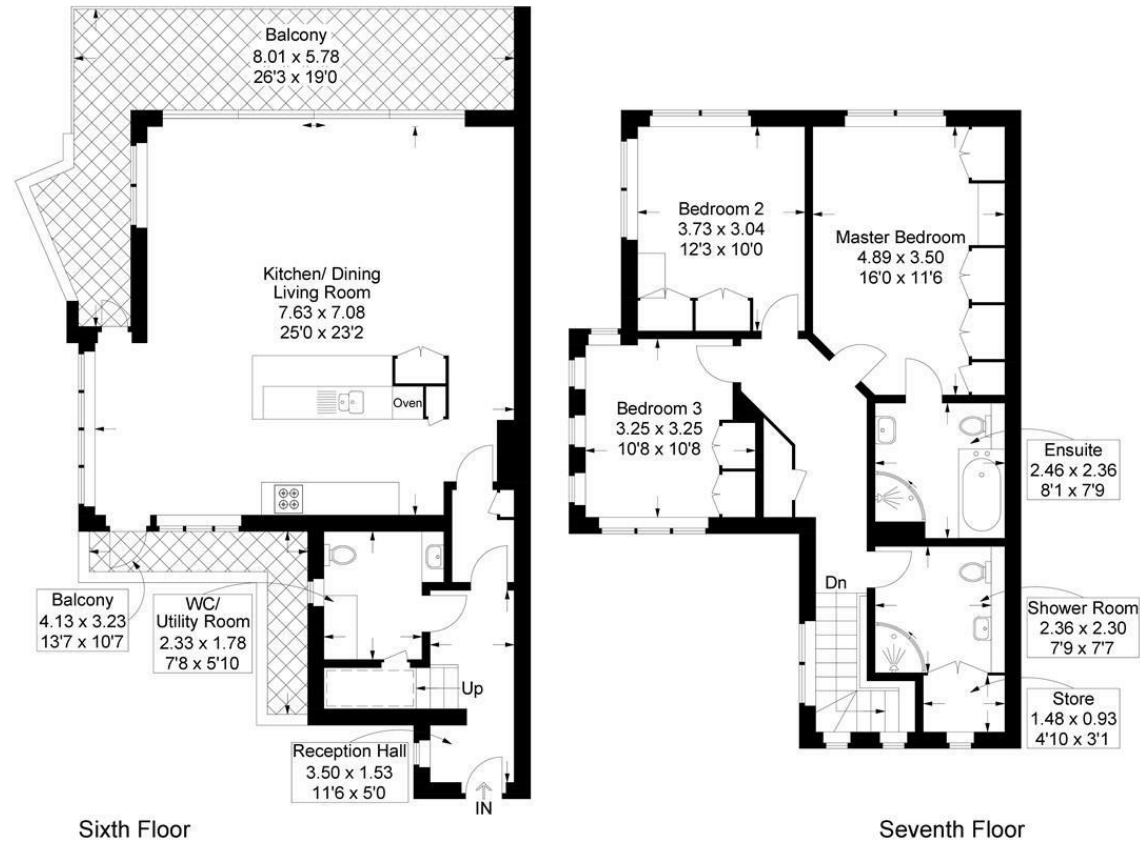


### **FEATURES & SPECIFICATIONS**

- Stunning Duplex Apartment
- Panoramic Harbour Views
- Popular Location Close to Ashley Cross
- Three Double bedrooms
- Open Plan Living Accommodation
- Modern Shower Room and En-Suite Bathroom
- Two Spacious Wrap Around Balconies
- Secure Underground Parking
- Separate WC/Utility Room
- Almost 1400 Sq Ft of Living Accommodation

# Phoenix, Glen Road, Poole

Approximate Gross Internal Area = 129.9 sq m / 1398 sq ft



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			
(69-80) C		80	81
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(02 plus) A			
(01-01) B			
(09-00) C			
(05-00) D			
(39-54) E			
(21-30) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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