



LLOYD YOUNG HOMES

The Observatory, Park Road,
Poole, BH15 2FY



This charming, contemporary apartment occupies 800sq ft. of interior space within The Observatory, with a large balcony and panoramic views from a communal rooftop terrace.

Large opening windows keep things bright and airy and thanks to being on the first floor, the home is secure whilst you're away at the beach! Through the door entry system with CCTV you'll find well-maintained communal halls and staircases, leading to this first floor apartment.



800+ Sq Ft



2 Double Bedrooms



Luxury Bathroom



Balcony



Rooftop Terrace



Allocated Parking

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📍 154 Tuckton Road BH63JX

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Entering the apartment, you'll instantly feel at home thanks to carefully chosen furnishings and decor throughout, blended with a high quality finish, just a few years old. The sellers have taken a modern, purpose-built flat and cleverly applied their own taste to create a wonderful beach-boho vibe. Buyers will have confidence in the modern appliances and materials used, with new white goods and heating systems, plus a luxury bathroom and surprising room sizes.

Both bedrooms are impressive in size, square and easily accommodate large furniture. They're quiet thanks to extremely good glazing, and your king size bed won't be an issue in either. The sellers have created a warm, inviting feeling in these bedrooms, both with their own individual feel. The best compliment we can give to this flat, is that it doesn't feel like a new build! With large rooms, high quality materials and a considered design, this offers buyers worry-free living in a spectacular location.



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The living-dining room features big windows, space for a big sofa and dining set whilst the breakfast bar increases versatility. A patio door opens onto the private balcony, which is great for morning yoga, evening cocktails and everything in-between! Integral appliances to remain in the kitchen include a fridge, freezer, full size dishwasher (luxury!), oven, hob and extractor. Under cabinet lighting gives a premium feel in the evenings and lights up the gorgeous tiled splash backs and ample worktop space. Even the handles here feel premium, and really add to the sense of quality found throughout. The bathroom is a surprising size, with plenty of space for extra storage if needed, and is in a like-new condition. A rain shower over a large bath and a hidden cistern also add to the luxe feeling.



This apartment is ideally located on a corner of the building, offering dual aspect light and even more openable windows than some. The front door is far away enough from lifts to avoid neighbour noise, but close enough to be handy when you've got the shopping! The allocated parking spot is within sight of the kitchen window, and features a foldable bollard for when you're away (just in case!)

The Observatory is very close to Poole Harbour & Sandbanks, a short drive or bike ride to Bournemouth, and right on the doorstep of Ashley Cross. Amenities, public transport and nightlife are within walking distance, without being TOO close, for when you're having a quiet one in! Make your way up to the huge communal rooftop terrace to enjoy spectacular views of Poole Park and the surrounding area, with Brownsea Island and The Purbeck Hills in the distance. This is an awesome panoramic backdrop to host friends and family for any occasion- firework night, new years, sunset dinner and drinks or just somewhere to sun yourself.

Not all apartments here have allocated parking, nor a private storage locker for sports equipment, tools etc...This really is a great opportunity to secure a well-rounded, sorted apartment for yourself, or as an investment.

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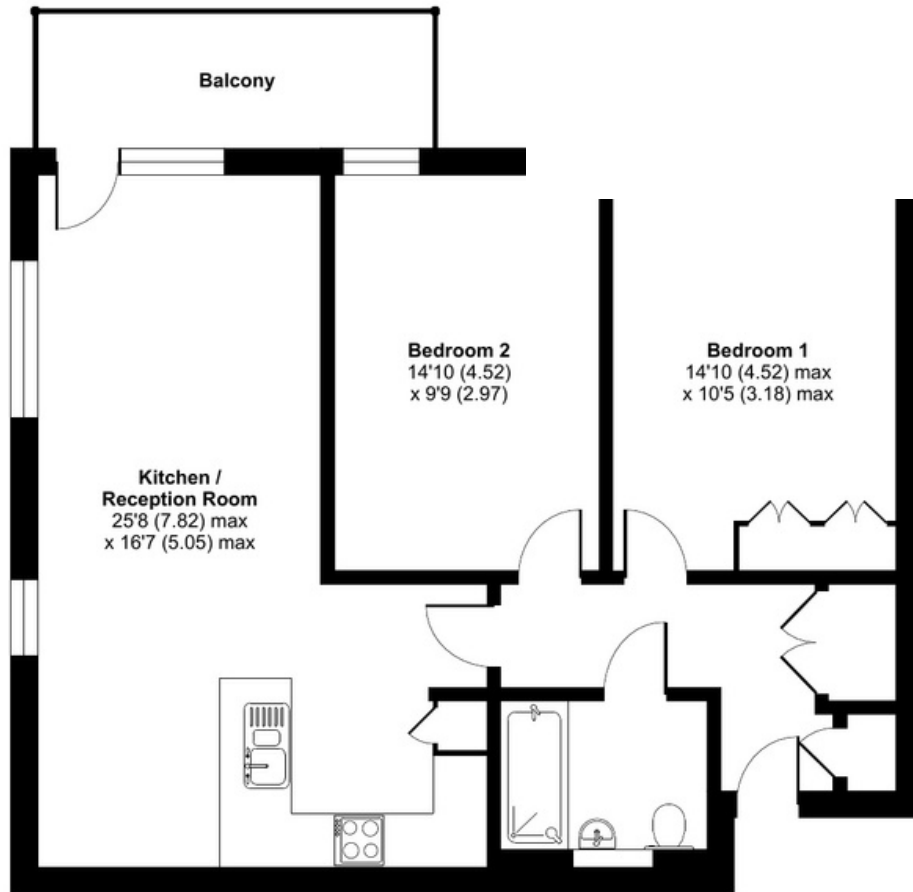


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Approximate Area = 796 sq ft / 73.9 sq m

For identification only - Not to scale



FIRST FLOOR

EPC Rating: B

Council Tax Band: D

Tenure: Leasehold, Remainder of 999 year lease

Service Charge: Approx. £1,500 pa (Includes Buildings Insurance)

Ground Rent: £200

We believe these details to be correct but this cannot be guaranteed. They do not form part of a contract and nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any of the services, appliances, equipment or facilities are in good working order or have been tested. Buyers must satisfy themselves on such matters prior to purchase.

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