

# enfields



Alturo 1 Dudsbury Road, West Parley, Ferndown, BH22 8RA

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# Alturo 1 Dudsbury Road, West Parley, Ferndown, BH22 8RA

**!! OPEN HOUSE THIS SATURDAY, 4TH OCTOBER 10AM - 12:30PM !! CALL TO SECURE A VIEWING SLOT !!**

**\*\*8 Brand New Luxury Apartments—Ready to Move Into!\*\***

Welcome to Alturo – an exclusive collection of eight beautifully crafted apartments designed with elegance, comfort, and style in mind. These exceptional apartments offer spacious double bedrooms, two immaculate bathrooms, allocated parking, visitors' parking, and either a balcony or private patio area.

The highlight of the homes is their impressive open-plan living spaces, featuring a sleek kitchen with quartz worktops, premium Bosch appliances, and a breakfast bar – seamlessly flowing into a light-filled lounge and dining area.

Both bedrooms are generously proportioned, with the principal suite enjoying a luxurious en-suite shower room adorned with Porcelanosa tiling, brushed brass fittings, and a walk-in rainfall shower. A second double bedroom is complemented by a sumptuously finished family bathroom with high-end detailing throughout.

Residents of Alturo benefit from landscaped communal gardens, allocated parking with visitor bays, a dedicated bike store, double-glazed windows, and gas central heating, ensuring year-round comfort and efficiency. The development is accessed via a communal entrance with a phone entry system providing security and complete peace of mind.

Perfectly positioned less than a mile from Ferndown town centre, Alturo enjoys convenient access to local amenities, leisure facilities, and the prestigious Ferndown Golf Course. In addition, there are plenty of nature walks to explore nearby, a few examples are Holt Heath National Nature Reserve, Moors Valley Country Park and Parley Common Nature Reserve.

If you're seeking a turnkey home that's impeccably finished and ideally situated near local amenities and scenic nature walks, look no further! To arrange a viewing, please contact Enfields Poole on **01202 933 555**.

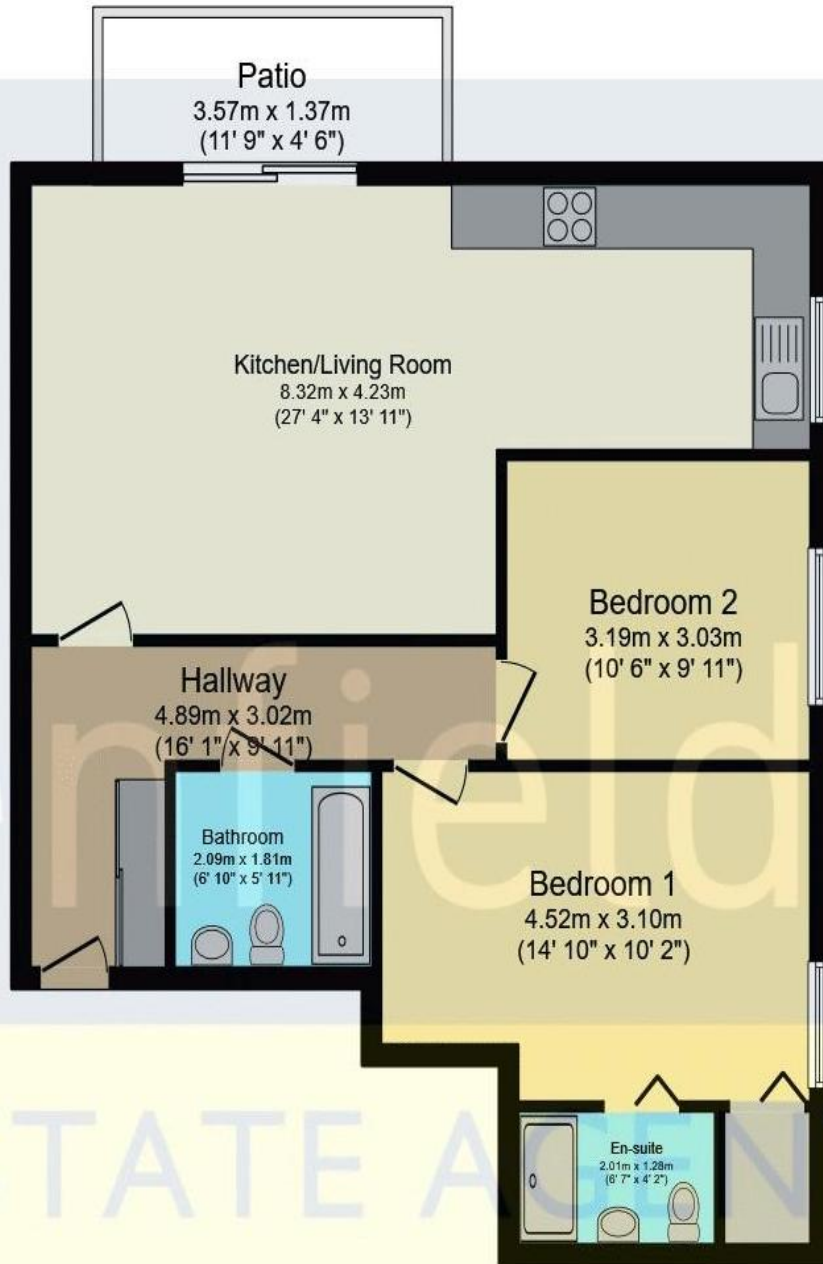
## Key Features:

- Exclusive Ikonic Homes Development
- Two Generous-Sized Double Bedrooms
- Two Bathrooms (main bathroom and private en-suite)
- Herringbone flooring and sliding doors onto a private balcony with outdoor lighting
  - Two-tone kitchen with breakfast bar and Integrated Bosch Appliances
    - Open-plan kitchen/living area
  - Lift access to all floors & Secure Entry System
- Allocated Parking, Visitor Spaces + EV Car Charging Points
  - Landscaped communal gardens & bike store
  - EPC Rating: B

## Prices:

- FLAT 1, GF 861 sq ft £1650pcm
- FLAT 2, GF 701 sq ft £1600pcm
- **LET AGREED** FLAT 3, GF 743 sq ft -£1600pcm
  - FLAT 4, FF 861 sq ft £1650pcm
- **LET AGREED** FLAT 5, FF 701 sq ft £1600pcm
- **LET AGREED** FLAT 6, FF 743 sq ft £1600pcm
  - FLAT 7, SF 918 sq ft £1850pcm TBC
  - FLAT 8 SF 918 sq ft £1850pcm TBC





## Ground Floor

Floor area 69.1 sq.m. (744 sq.ft.)

**Kitchen/Living Area, 26' 10" x 13' 7" (8.17m x 4.14m)**

**Balcony, 11' 9" x 4' 6" (3.58m x 1.37m)**

**Bedroom One, 14' 9" x 8' 8" (4.49m x 2.64m)**

**Bedroom Two, 10' 1" x 9' 3" (3.07m x 2.82m)**

**Bathroom, 6' 9" x 6' 0" (2.06m x 1.83m)**

**En-Suite, 6' 9" x 4' 5" (2.06m x 1.35m)**

**Hallway, 16' 5" x 9' 11" (5.00m x 3.02m)**

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82   B	82   B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Total floor area: 69.1 sq.m. (744 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)



The agents have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order, the buyer is advised to obtain verification from their Solicitor or Surveyor. Items shown in photographs are not necessarily included in the sale. The room measurements are given for guidance only and should not be relied upon when ordering such items as furniture, appliances and carpets. While we endeavour to make sales particulars accurate and reliable, they are only a general guide to the property and accordingly, if there is any point which is of particular importance to you, please contact the office and they will be pleased to check the position for you, especially if you are contemplating traveling some distance to view a property. Any mention of parking, allocated parking or off road has not been checked by the agent and the buyer is advised to seek verification from their legal representative. Confirmation of these draft property particulars is currently awaited from the vendor, therefore you are notified that the Agent holds no responsibility for any inaccuracies that may be contained within.