

FOR SALE

Flat 1 Barilla, 4 Windsor Road,  
Lower Parkstone, Poole, Dorset  
BH14 8SE



PHILIPPA SOLE



£475,000

Priced for quick sale

500m from Ashely Cross

Private terrace with wooded aspect

2 double bedrooms

Allocated parking space

Excellent condition through

Luxurious ensuite shower room & family bathroom

Pets allowed under licence

Band E: £2,625.02

Maintenance £2460 pa

Share of Freehold

[Click here for virtual tour](#)

## About this property

A stunning two bedroom ground floor apartment located under 500m metres from Ashley Cross with its own private terrace, allocated parking and harbour glimpses. Pets are allowed, holiday lets are not permitted.

This spacious two bedroom ground floor apartment has the benefit of direct access, not only from the communal areas but from a private gate leading to its own terrace. The large open plan kitchen and living room, with its double aspect, provide an ideal area in which to entertain. The modern fitted kitchen has a range of integral appliances and social breakfast bar, dividing the dining room and living space which features fitted display bookshelves. From here you have direct access onto a private terrace which enjoys a wooded outlook towards the harbour with some glimpses of the water.

The main bedroom has a range of fitted wardrobes and a luxurious ensuite shower room. Bedroom two shares the family bathroom. Additional storage can be found in the entrance hall. Outside the westerly facing terrace, there is a great deal of seclusion and the area has been extended to offer both dining and a seating area with the benefit of a private secure gate giving direct access to the parking area. The property also benefits from an intercom system and a store cupboard, located at the bottom of the drive, which is shared with Flat 2.

## Location

Located in a quiet road yet moments away from the popular village of Ashley Cross with its central green and choice of cafes/restaurants/bars, butchers/fishmongers, bakery and Co-Op. Poole Park & Whitecliff Harbourside Park are popular places to wander, feed ducks on the boating lake or have an ice cream in one of the cafes. Local buses and Parkstone Railway Station are minutes away, providing a direct link into London Waterloo in approx. 2 hours.

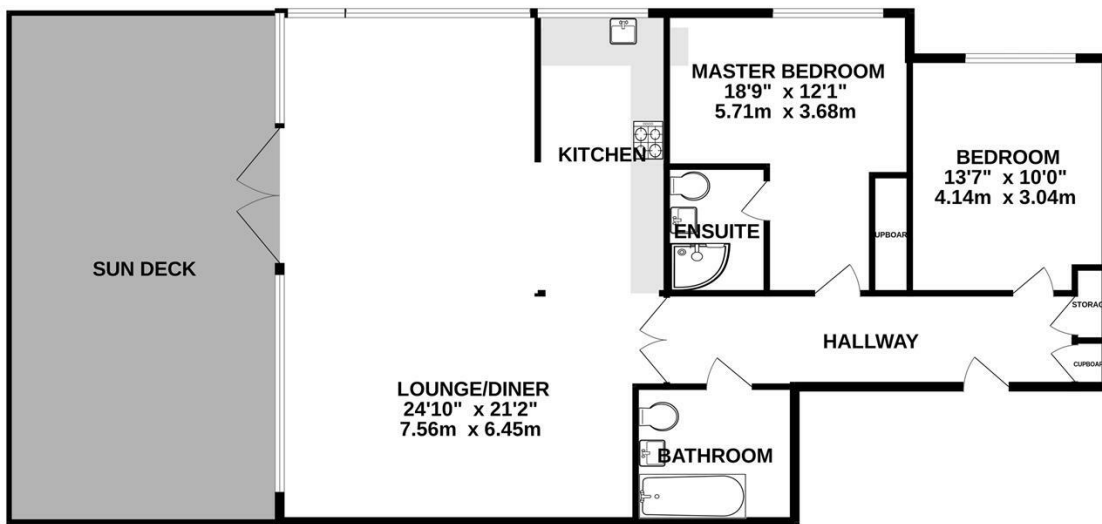








GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	78	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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