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Flat 5, Waters Edge, 68 Twemlow Avenue, Poole, Dorset, BH14 8AN

Share of Freehold - No Forward Chain

Commanding uninterrupted views over Poole Park Lake and Poole Harbour, this outstanding three-bedroom, two-bathroom penthouse apartment occupies the entire top floor of a modern development comprising just five homes. Situated in one of Poole's most desirable residential locations, the property offers spacious, well-appointed accommodation with direct private lift access, a triple-aspect living room, and a private balcony overlooking the water. This represents a rare opportunity to acquire a truly unique home with panoramic views from every principal room.

Accommodation Summary

Secure communal entrance with lift and stair access

Private lift opens directly into a spacious top-floor apartment

Large entrance hallway with built-in storage

Open-plan reception room divided into three well-defined areas:

Living area with triple-aspect windows and balcony access

Dining area ideal for entertaining

Modern kitchen/breakfast area with black worktops, glass breakfast bar, and integrated Neff appliances, including



double oven, gas hob, micro wave, fridge, freezer, dishwasher and washer/dryer

Master bedroom with fitted wardrobes, dressing table and stylish en-suite shower room and two further bedrooms.

Four-piece family bathroom with bath, separate shower, WC and wash basin

Gas central heating, double glazing, and fitted blinds throughout

One allocated off-road parking space

Wheelchair accessible design

Development & Tenure

Built in 2006 – Waters Edge is a small, self-managed block of five apartments

Residents collectively own the freehold (999-year lease from 2010)

Service charge: £1,920 per annum

Council Tax Band: F

EPC Rating: C

No forward chain

Location Highlights

Twemlow Avenue is a quiet, tree-lined road directly adjacent to Poole Park, an expansive and much-loved Victorian green space opened in 1890. The park features a large saline lagoon, miniature railway, tennis courts, cafés, a boating lake



and weekly Parkrun events. Residents at Waters Edge enjoy direct access to this exceptional setting, perfect for walking, cycling or relaxing by the water.

From the park, scenic routes lead towards Baiter Park, Poole Quay, and the vibrant shops and restaurants of Ashley Cross. Just 2.5 miles away lies the award-winning Sandbanks Beach, famed for its golden sands and coastal walks.

Poole is a town rich in maritime history, with Georgian architecture, cobbled streets, and a thriving harbourside







culture. The area benefits from excellent transport links, including nearby rail stations at Poole (1.1 miles) and Parkstone/Ashley Cross (0.9 miles), providing direct services to London and beyond.

Also within easy reach are:

Brownsea Island (National Trust)

Whitecliff Harbourside Park

Lilliput Marina & Parkstone Yacht Club

Parkstone Golf Course

East Dorset Tennis Club

A Rare Opportunity

Whether you're downsizing, relocating, or looking for a peaceful coastal retreat with spectacular views, Flat 5, Waters Edge offers an exceptional blend of comfort, privacy, and location.

Communal Entrance

Stairs to the Second Floor & Lift to Second Floor

Reception Hall

Open Planned Living Area

Dining Area 21'4 x 9'0 (6.50m x 2.75m)

Kitchen Area 15'11 x 9'9 (4.85m x 2.97m)

Lounge 16'3 x 14'11 (4.96m x 4.54m)

Balcony

Bedroom One 16'0 x 12'0 (4.88m x 3.66)

En-Suite 8'2 x 7'9 (2.50m x 2.35m)

Bedroom Two 14'4 x 8'1 (4.36m x 2.46m)

Bedroom Three 14'4 x 8'1 (4.36m x 2.46m)

Bathroom 8'10 x 7'7 (2.69m x 2.31m)

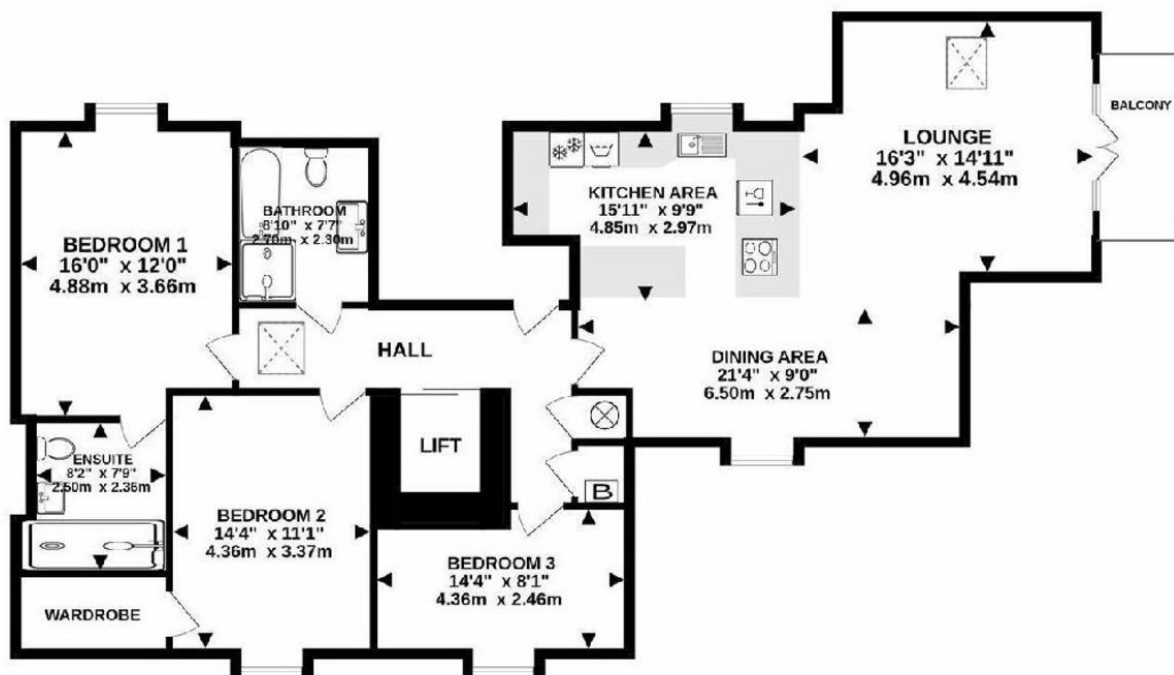
Allocated Parking Space

DISCLAIMER

Please note that while every effort is made to ensure the accuracy of the information provided, errors and omissions can occasionally occur. The details supplied regarding lease terms are based on information obtained from the Land Registry and other relevant sources at the time of review.

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Energy performance certificate (EPC)

Flat 5 58 Twynlow Avenue POOLE BH14 6AN	Energy rating C	Valid until: 18 April 2034
		Certificate number: 9317-3037-2204-2554-1204
Property type		Top-floor flat
Total floor area		120 square metres

English | [Cymraeg](#)