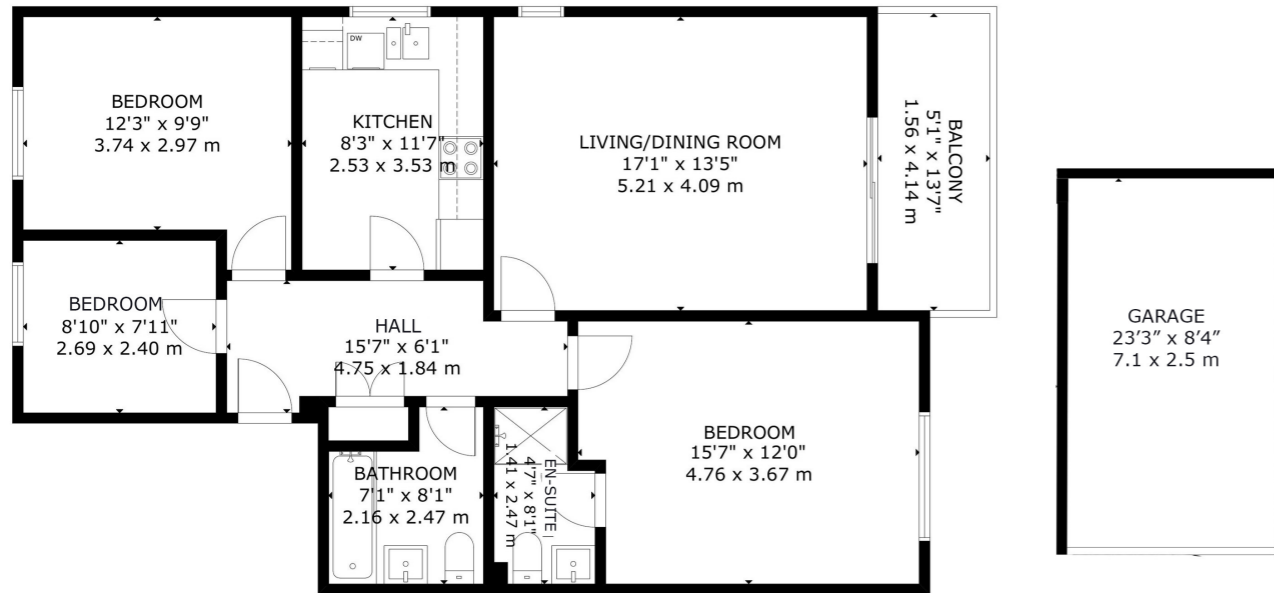
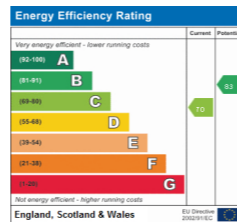


# Windsor Road, Lower Parkstone



GROSS INTERNAL AREA  
TOTAL: 85 m<sup>2</sup>/920 sq.ft  
FLOOR 1: 85 m<sup>2</sup>/920 sq.ft  
EXCLUDED AREAS: BALCONY 6M<sup>2</sup>/70SQFT & GARAGE  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



**Martin & Co Poole**  
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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. Sonic / Laser Tape: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. All Measurements: All Measurements are Approximate. Services Not tested: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.



- 3
- 1
- 2
- 1

Luxurious three bedroomed  
apartment with views & balcony!

**Guide Price £395,000**



Windsor Road, Lower  
Parkstone

Guide Price £395,000

- TRIPLE ASPECT, with south west facing balcony!
- 23ft garage!
- recently completely refurbished! prestigious location, next to Baden Powell school!
- council tax band 'D' = £2048 pa 1150 square feet
- SHARE OF FREEHOLD (999 year lease)
- walking distance to Ashley Cross mainline station



ENTRANCE HALL

LIVING ROOM

KITCHEN

MASTER BEDROOM

ENSUITE SHOWER ROOM

BEDROOM

BEDROOM

FAMILY BATHROOM

EXTRA LENGTH GARAGE

COMMUNAL GARDENS

