

PRIME COASTAL PROPERTY

BY LOLA MAY



THE OBSERVATORY, PARK ROAD, POOLE, BH15 2FY
GUIDE PRICE £207,500



FLAT 22, THE OBSERVATORY, PARK ROAD, POOLE

POOLE, BH15 2FY

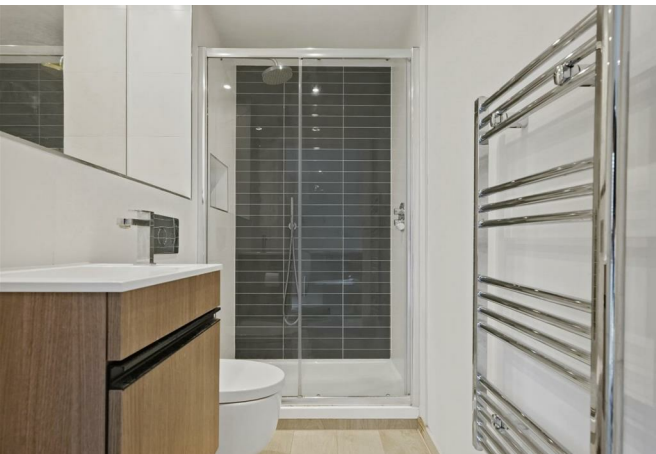
- Chain free ground floor, one-bedroom apartment in The Observatory, immaculately maintained and like-new
- Bright open-plan living, dining, and kitchen with integrated appliances
- Generously sized bedroom and modern bathroom with rainfall shower
- Secure CCTV entry, lift access, communal bike store, private storage units available and 5 years NHBC Warranty
- Parking available
- Access to communal rooftop terrace with panoramic views of Poole Park, Brownsea Island, and the Purbeck Hills
- Leasehold 994 years remaining; service charge approx. £1,400 per annum; pets allowed
- Prime location opposite Poole Park, close to Poole Harbour, Sandbanks, Ashley Cross, and transport links



This beautifully presented ground floor, one-bedroom apartment was originally purchased off plan and has been impeccably maintained, offering a stylish, like-new home ready to move straight into. It presents an excellent opportunity for first-time buyers, investors, or those looking to downsize.

The apartment benefits from a bright and contemporary open-plan living, dining, and kitchen space. The modern kitchen is fitted with integrated appliances including a fridge, freezer, dishwasher, oven, and induction hob, complemented by sleek worktops and quality finishes.

The bedroom is generously proportioned, comfortably accommodating a king-size bed along with additional furniture, making it a practical and well-balanced space. The bathroom is finished to a high standard, featuring a modern vanity unit, concealed cistern, and a rainfall shower, all presented in excellent condition.



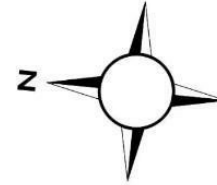


Further benefits include secure CCTV entry, well-maintained communal areas, lift access to all floors, a private, lockable storage unit available in the basement, a secure communal bike store, and allocated parking for one car. Residents also enjoy access to a large communal rooftop terrace, complete with seating areas and far-reaching views across Poole Park, Brownsea Island, and the Purbeck Hills.



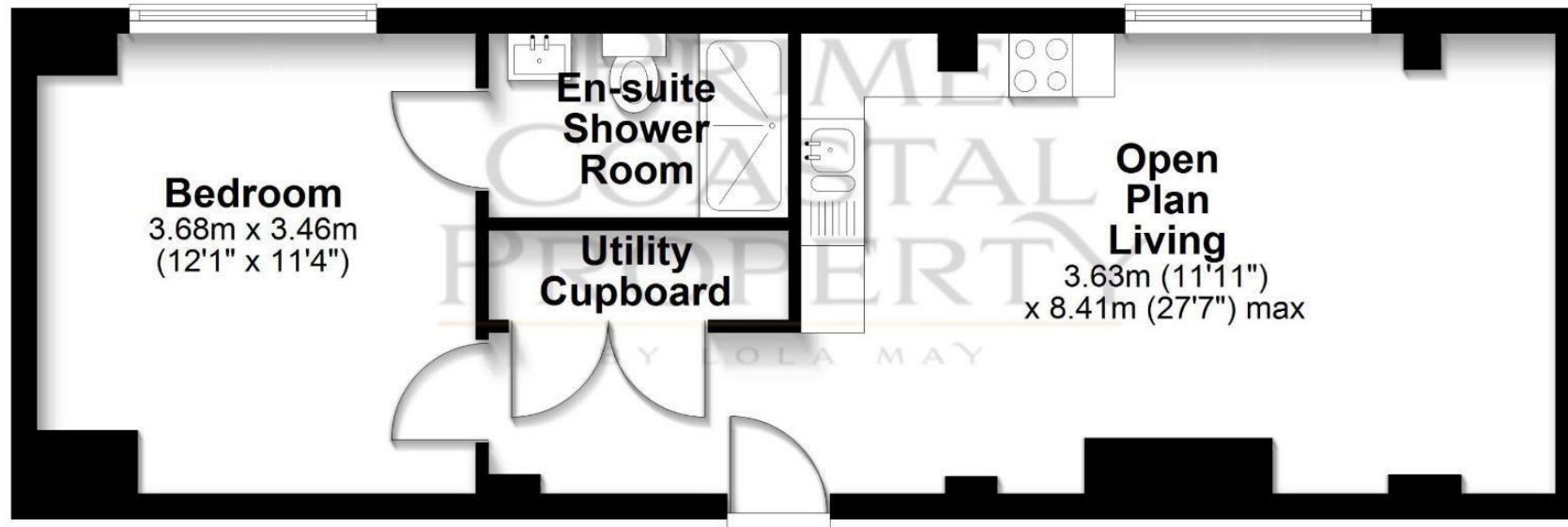
One of the standout features of this property is its enviable location directly opposite Poole Park, offering beautiful green open spaces, lakes, and an abundance of wildlife right on your doorstep—perfect for walking, relaxing, or enjoying the outdoors. The Observatory is ideally situated close to Poole Harbour and Sandbanks, with the vibrant amenities of Ashley Cross nearby. Excellent transport links are within easy reach, including Parkstone train station with direct routes to London Waterloo.





Ground Floor

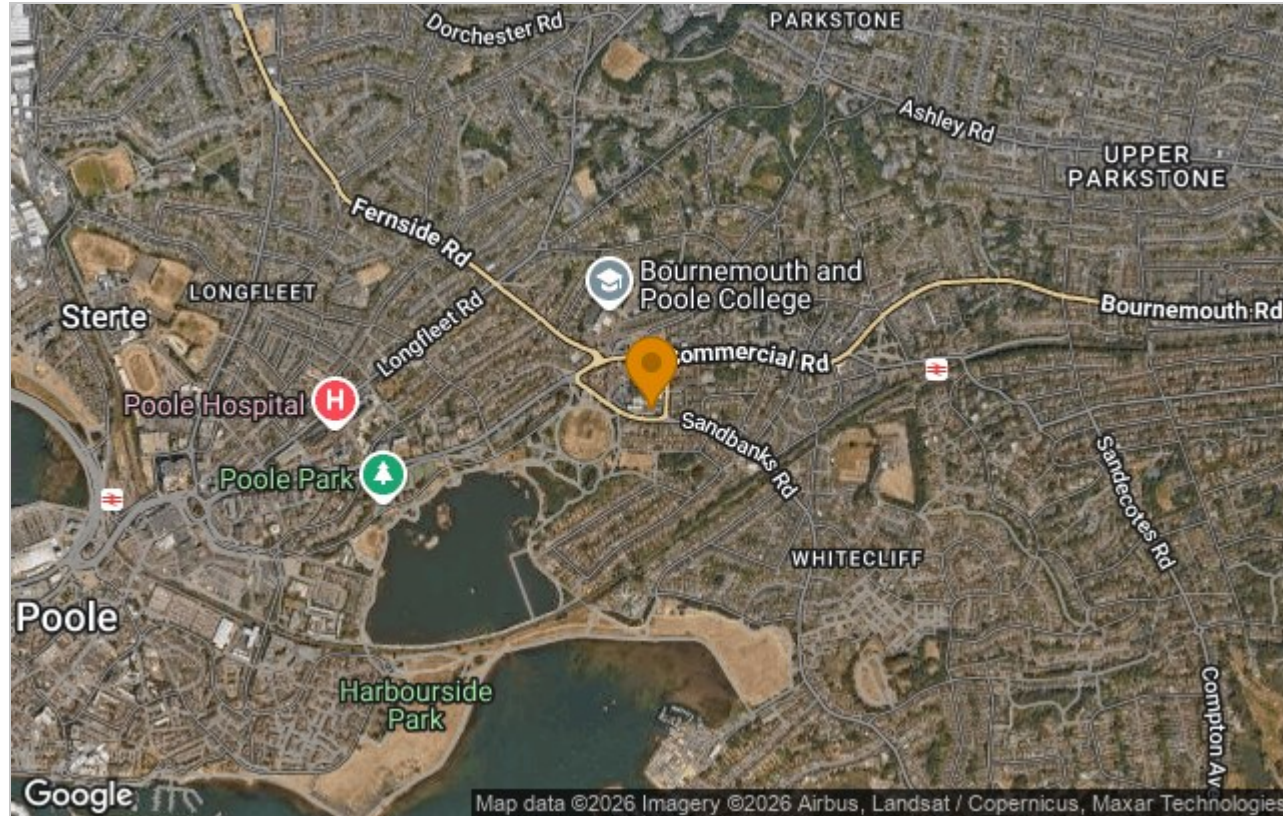
Approx. 43.6 sq. metres (469.8 sq. feet)



Total area: approx. 43.6 sq. metres (469.8 sq. feet)

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to

LOCATION MAP



ENERGY PERFORMANCE GRAPH

| Energy Efficiency Rating | | |
|--|-------------------------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | 51 | 51 |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC | |

VIEWING

Please contact our Prime Coastal Property Office on 01202 985344 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. 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. Purchasers should satisfy themselves of this prior to purchasing.