



Penthouse, Warwick View, Belle Vue Road, Lower Parkstone BH14 8TW
£450,000

MOLLARO



OVER 1,600 SQ FT SHARE OF FREEHOLD PENTHOUSE APARTMENT IN WALKING DISTANCE TO ASHLEY CROSS. THREE SUBSTANTIAL DOUBLE BEDROOMS, A SEPARATE DINING ROOM AND TWO SOUTH WEST FACING BALCONIES WITH SEA VIEWS. TWO GARAGES.

This penthouse occupies the entire top floor of this small block of apartments and is over 1,600 sq ft. Being a small block, the owners have a say in the management of the block.

The owner has lived here for nine years and is moving out of the area to be near family. He has already identified his forward purchase.

The apartment is large and represents strong value for money for its size. The two balconies are a highlight, south west facing with views over Poole Harbour, the Purbeck Hills and Brownsea Island.

Each room in the apartment is substantial - three generous double bedrooms, a large kitchen with room for a breakfast table and seating, a separate dining room and a 20 ft plus wide living room. The hall splits into two, giving privacy to the bedrooms and bathrooms and there are two front doors - one for access from the stairs, the other from the lift with a private lobby.

Storage is well catered for in the apartment with a large coat and shoe cupboard, airing cupboard, fitted wardrobes in each bedroom and a loft with loft ladder and lighting.

The penthouse has two separate garages, which both have power and light.

A significant and unique space with glorious views and a perfect location walking distance to Ashley Cross.



KEY FEATURES

- Over 1,600 sq ft three double bedroom apartment occupying the entire top floor of this small block
- Two separate balconies with views over Poole Harbour, Brownsea Island and to the Purbeck Hills
 - Two good sized garages with power and light
 - Two front doors including a private lobby from the lift access
 - Share of freehold
 - Large kitchen with space for breakfast table and chairs
 - Separate dining room
 - Storage well provided for
- In a block of five, so owners have a say in the block management
- Owner has lived here for nine years and is moving out of the area







Block Grounds

Just 5 flats in the block, the penthouse covers all the top floor. A tarmac drive leads to the 2 large garages that are owned by this property. Both have power and light and one of the garages has extra storage space which contain a freezer and a tumble dryer which are included in the sale. There is an outside water tap by one of these garages.

A path leads up past the well kept lawn with mature shrubs to the block entrance which is situated beneath a pitched roof porch which has the letterboxes and a video entry system. At the rear of the block is a small courtyard with the utility meters.







Entrance to the Block

Clean, tidy with the option of stairs or lift to the penthouse.

All windows in the apartment are double glazed

Entrance to the Apartment

There are 2 front doors with spyholes. One is for access via the stairs, the other via the lift where there is a private lobby.

Halls

It feels like there are 2 halls which run at right angles to each other. The main hall is carpeted with 2 radiators, a video entry system and a large storage cupboard for shoes and coats with space for much more. It contains the consumer unit. The hall also has access to the loft which has a loft ladder and light.

The 2nd hall is also carpeted and has a radiator and a skylight. It also has a 2nd video entry system. This hall accesses the loo, the bathrooms and the bedrooms. It also has the airing cupboard with hot water tank.

Both halls have inset lights.

Living Room

Great space with a double window and sliding doors leading to a balcony. Both have pinch pleated curtains on curtain poles and roller blinds. Carpeted, 2 radiators, side and ceiling lights, TV point and gas fire point.



Dining Room

Accessed from the hall and the living area via an arch. Double window with pinch pleated curtains to a pole and a roller blind. Carpeted, radiator, TV point and ceiling light.

Balconies

There are 2 balconies, one accessed from the living room, one from the main bedroom. Tiled floor with glass and steel balustrades. They are South West facing so lots of sun and extensive views towards Poole Harbour, Brownsea Island and the Purbeck Hills.

Kitchen

All white goods are included.

Quartz effect work surfaces and high and low level storage units. This is a large space with room for a breakfast table and chairs. Tiled floor and tiled splashbacks, inset ceiling lights and a double window, TV point. The Vaillant Ecofit Pure boiler is located in a storage cupboard with the Grasslin heating and hot water controls to the side of it. There is a hatch to the dining room.

Appliances: Panasonic microwave, John Lewis washing machine, fridge/freezer, dishwasher, John Lewis oven, Neff 5 ring gas hob, extractor hood. There is also a water softener.







Separate Loo

Vinyl floor, part tiled, skylight. Basin and loo.

Bedroom 1

Carpeted, radiator, inset ceiling lights, 4 door mirrored wardrobes, TV point. Sliding doors accessing the balcony with pinch pleated curtains to a pole.

En Suite

Vinyl floor, tiled walls, velux window, inset ceiling lights. Mirror fronted bathroom cabinet, basin, loo and quadrant shower.







Family Bathroom

Vinyl floor, partially tiled walls, inset ceiling lights. Bath with shower over, basin, loo, shelving for bathroom accessories.

Bedroom 2

Carpeted, radiator, inset ceiling lights, 4 door fitted wardrobe, double window with pinch pleated curtains to a pole.

Bedroom 3

Carpeted, radiator, inset ceiling lights, 4 door fitted wardrobe, double window with pinch pleated curtains to a pole.



ADDITIONAL INFORMATION

Share of Freehold

Associated lease of 999 years from 1st September 2006

Council Tax 2026/7

Band F - £3,466.55 payable

EPC
C(69)

TV & Broadband

Own Sky dish to apartment. Full fibre in the block.

Parking

Two garages with power and light

Service Charge

£1,083 per quarter

Service Charge Includes

Buildings insurance, communal cleaning, communal electricity, maintenance, gardening, window cleaning, lift servicing and maintenance

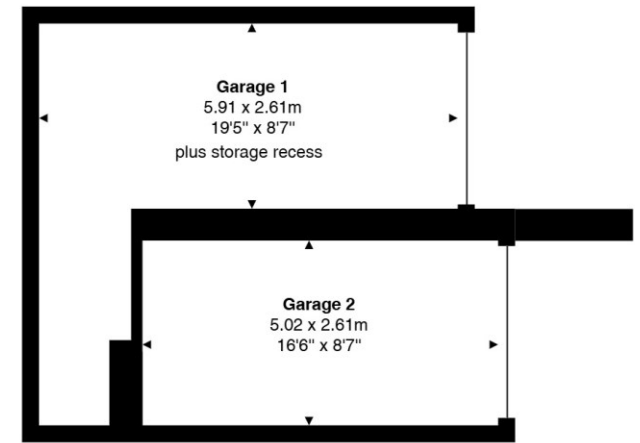
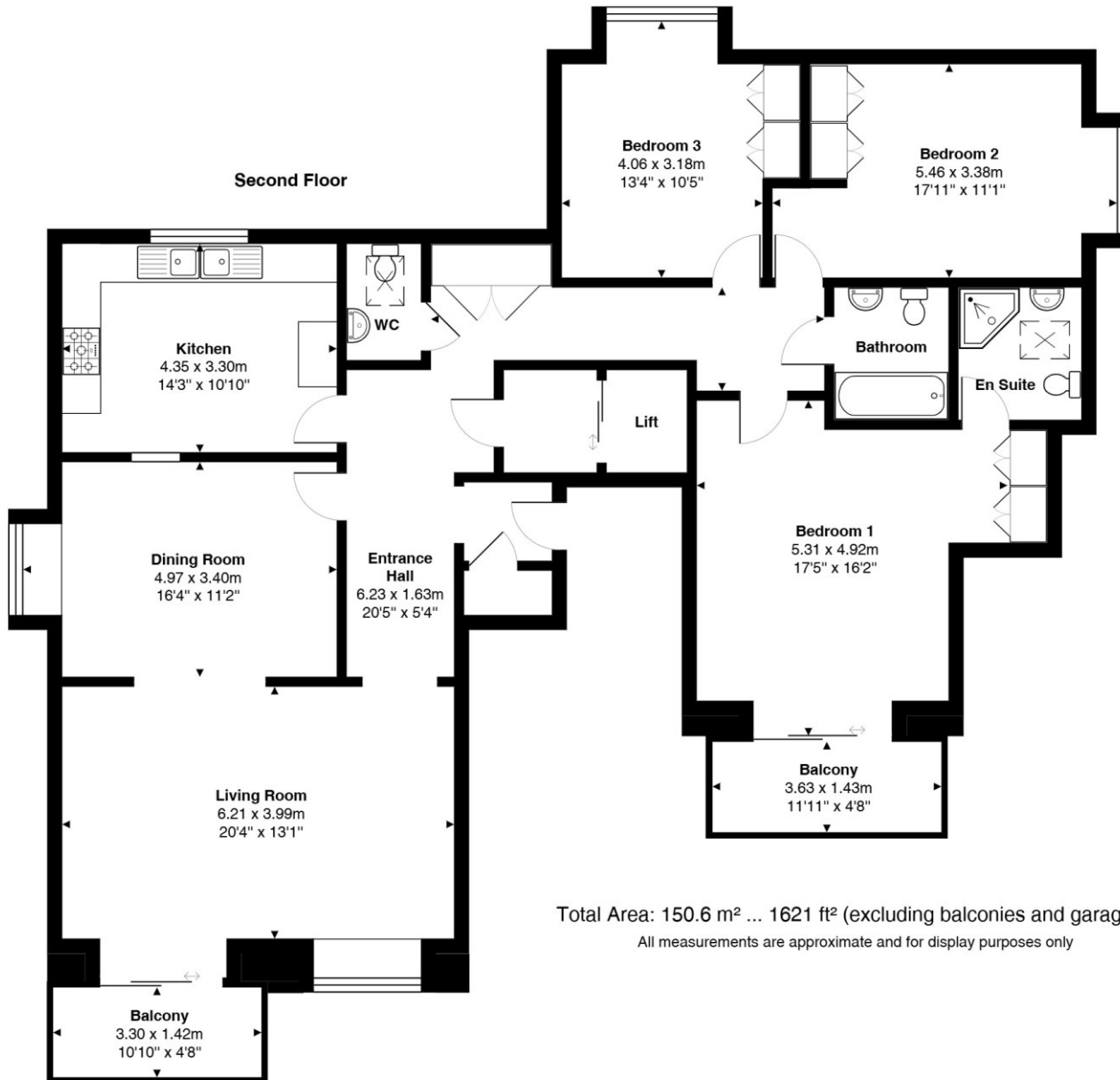
Viewings

Within 24 hours or by arrangement





FLOORPLAN



Garages Not Shown In Correct Position

Total Area: 150.6 m² ... 1621 ft² (excluding balconies and garages)

All measurements are approximate and for display purposes only

AREA DESCRIPTION

Living here is a wonderful lifestyle choice with fun, sport and leisure at the top of the list.

Parkstone Golf Club, one of the top 100 courses in the country is on your doorstep. I guess that an interest in the water brings you to want to live here. The prestigious Royal Motor Yacht Club is on the Sandbanks peninsula, Salterns Marina is the other side of Evening Hill and the sailing centre of the area is Parkstone Yacht Club in Lilliput.

Tennis and padel is catered for closeby by the East Dorset Tennis Club at Whitecliff. The area has a large cycling community with a favourite destination being to take the Sandbanks chain ferry to explore the Purbeck Hills. And of course Dorset's Jurassic Coast is a must for walkers. There are many local gyms-Everlast at the Redlands Retail Park is very popular.

The harbour itself is the second largest natural harbour in the world (after Sydney) with many marinas capable of mooring the largest of yachts. Poole itself is the home of Sunseeker Marine. The natural harbour ensures safety and security for the yachts and the wonderful microclimate created by the Purbeck Hills makes for regular use of the water. And watching the kitesurfers and windsurfers in this UK hub for the sports will leave you open-mouthed. The harbour is known to be the UK's safest venue for teaching children to windsurf and kitesurf.

If you are so inclined it is about a 20 minute walk from Warwick View to the harbour's edge, part of 7 miles of continuous beach from Poole to Bournemouth and beyond. From there you can stroll along the beach or the promenade to the famous beaches of Sandbanks. All around you in Sandbanks, Canford Cliffs and Penn Hill are wonderful restaurants with Rick Stein's open on the edge of Poole Harbour and the Pig on the Beach is in Studland via the chain ferry. And in Canford Cliffs there are 2 great gastro pubs: The Cliff and The Canford. You can walk to Ashley Cross and collect your bread from the award winning artisan bakers at Mark Bennett's Patisserie. Ashley Cross is very much the local centre for eating and drinking with a variety of eateries. Try Pulcinella, Indi's and Flamingos for food and the Dancing Moose and the Bermuda Triangle for a 'pubby' atmosphere. For shopping there are local mini Co-Op and Tesco mini stores with the supermarkets of Waitrose, M&S Food, Lidl and Tesco within a couple of miles.

If you have school age children, at primary level Lilliput 1st school and Baden Powell are Ofsted rated outstanding. Despite living in one of the most stunning places in the UK, the area is a significant business hub with the headquarters of JP Morgan, Vitality, LV, Sunseeker Marine, the RNLI and Merlin Entertainments all in the conurbation.

From Warwick View you are approximately 2.5 hours from London by car. It is just over a mile to the Wessex Way with at least dual carriageway to the New Forest, Southampton and the UK motorway network. It is a short walk to Parkstone Station and by rail there are direct routes to London and Manchester. Next door to the station is The Cow pub-always good for a pint at the end of your journey. Bournemouth International Airport is one of the fastest growing in the UK and from Poole there are ferries to France and the Channel Islands.

A wonderful lifestyle location. Just ask us if you want to know where to do something.



Viewing by Appointment Through the Vendor's Sole Agent

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		69	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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