



Flat 2 Apollo 32 Spur Hill Avenue, Lower Parkstone, Poole BH14 9PH  
Offers In Excess Of £400,000 Share of Freehold









### Lower Parkstone

The Lower Parkstone area offers easy access to the renowned award winning Blue Flag beaches stretching from Bournemouth through to Sandbanks with views of the Isle of Wight and Purbeck Hills.

Ashley Cross Village, with its array of shops, ranging from coffee shops, art galleries to restaurants is within close proximity of the property. The Victoria Green in the centre of the village offers various social events throughout the year and an area to relax and enjoy the village atmosphere. Bournemouth and Poole town centres are also within easy reach with a more diverse range of high street shops, entertainment and recreational facilities.

Located nearby is Whitecliff Park which is ideally located for harbour walks together with Poole Harbour and its water-sports / boating activities.

Transport communications are excellent as the main line railway station at Parkstone provides services to Southampton and London. The start of the Wessex Way (A338), is located approximately 2 miles away and offers access to the M27 motorway with London 1 hour 30 minutes commute. Bournemouth and Southampton International Airports are also nearby and there is a ferry terminus at Poole Harbour with services to the Channel Islands and Mainland Europe.

### Property Comprises

Set within a highly desirable, tree-lined neighbourhood, this pristine first-floor apartment combines sleek contemporary styling with move-in-ready convenience and offering around 778sq. ft. of well-designed living space.

At the heart of the home is a spacious open-plan kitchen, dining, and living area. Thoughtfully laid out for both everyday living and entertaining. From here, you can step directly onto a sunny private terrace with an outside seating area. The kitchen is fully fitted with integrated appliances and finished with stylish Porcelanosa tiled flooring, while the generous layout easily accommodates both lounge and dining furniture.

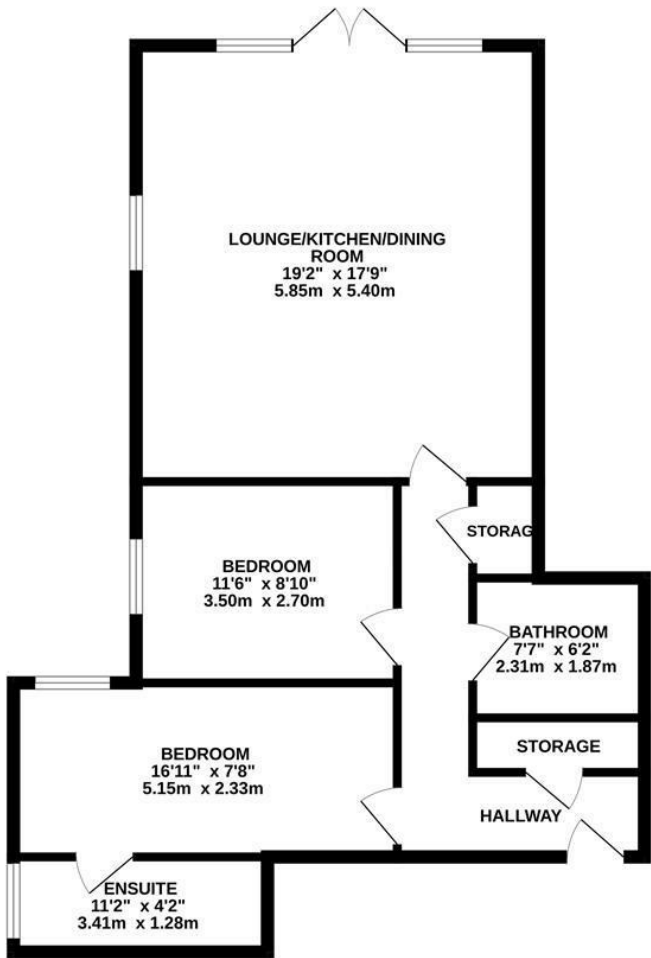
The property features two sized double bedrooms. The principal bedroom includes a luxurious en-suite shower room, both of the bedrooms have build in wardrobes. Additionally there is a family bathroom, utilities cupboard and a storage room.

Part of a small, well-kept development with low annual service charges and a share of the freehold. To the rear of the block, you'll find covered, allocated parking with an EV charging point, a secure storage cupboard, and resident access only.

Additional benefits include pet-friendly terms and restrictions on holiday lets, making it an excellent choice for a full-time residence, a lock-up-and-leave second home, or a long-term investment. The current service charge is £1,564.46 per year, ensuring high standards of maintenance. With an energy efficiency rating of B and falling within Council Tax Band D, this flat delivers both style and sustainability.



GROUND FLOOR  
778 sq.ft. (72.3 sq.m.) approx.



TOTAL FLOOR AREA : 778 sq.ft. (72.3 sq.m.) approx.

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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All room dimensions given above are approximate measurements  
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