



Flat 2 Olympus, 4 Highmoor Road, Lower Parkstone, Poole BH14 8SZ  
£495,000 Share of Freehold







**A spacious ground floor apartment with a large terrace. The apartment has two bedroom apartment with open plan living, underground parking and distant views of Poole Harbour.**

- GROUND FLOOR APARTMENT ■ NEWLY REFURBISHED DEVELOPMENT
- FINISHED TO AN EXCEPTIONAL STANDARD ■ UNDERGROUND PARKING THROUGHOUT
- OPEN PLAN LIVING ■ STUNNING TERRACE WITH HARBOUR VIEWS
- TWO DOUBLE BEDROOMS ■ READY FOR OCCUPATION

### **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**

A selection of 7 luxury apartments situated in the heart of Lower Parkstone. The development consists of 4 x Two Bedroom Apartments, 2 x Two Bedroom Duplex Apartments and 1 x Three Bedroom Apartment. Finished to an exceptional standard throughout, these properties have been meticulously and thoughtfully laid out to benefit from the views of Poole Harbour and the surrounding area.

Apartment 1 is a stunning ground floor apartment with an open plan living space, a luxury kitchen with fitted appliances all leading out to your sunny, south facing terrace. There are two double bedrooms, with the master bedroom having an en-suite and both bedrooms having fitted wardrobes. In addition, there is a family bathroom as well as a storage room/utility cupboard.

The apartment also benefits from underground, secure parking.







Key Drummond

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All room dimensions given above are approximate measurements

These particulars are intended only to give a brief description of the property as a guide to prospective buyers. Accordingly:

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• They do not constitute an offer of contract for sale.

• Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require further

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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

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.

Energy Efficiency Rating	
EU Directive 2002/91/EC	
Not environmentally friendly - higher CO2 emissions	
100-120	G
81-100	F
61-80	E
41-60	D
21-40	C
1-20	B
1-10	A
Very energy efficient - lower running costs	
Current	79
Maximum	79

Environmental Impact (CO <sub>2</sub> ) Rating	
EU Directive 2002/91/EC	
Not environmentally friendly - higher CO2 emissions	
100-120	G
81-100	F
61-80	E
41-60	D
21-40	C
1-20	B
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Current	
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