Penthouse 9 Grosvenor Heights 2 Wyndham Road, Poole BH14 8SR

£415,000 Leasehold

EST. 1977
KEY DRUMMOND
ESTATE AGENTS

A DECEPTIVELY SPACIOUS DUPLEX PENTHOUSE apartment situated in the heart of Ashley Cross. The property boasts THREE DOUBLE BEDROOMS, PARKING and a BALCONY.

- THREE DOUBLE BEDROOMS
- NO FORWARD CHAIN
- SUNNY BALCONY
- DUPLEX PENTHOUSE
- CLOSE TO LOCAL SHOPS & AMENITIES
- SPACIOUS ACCOMMODATION

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.

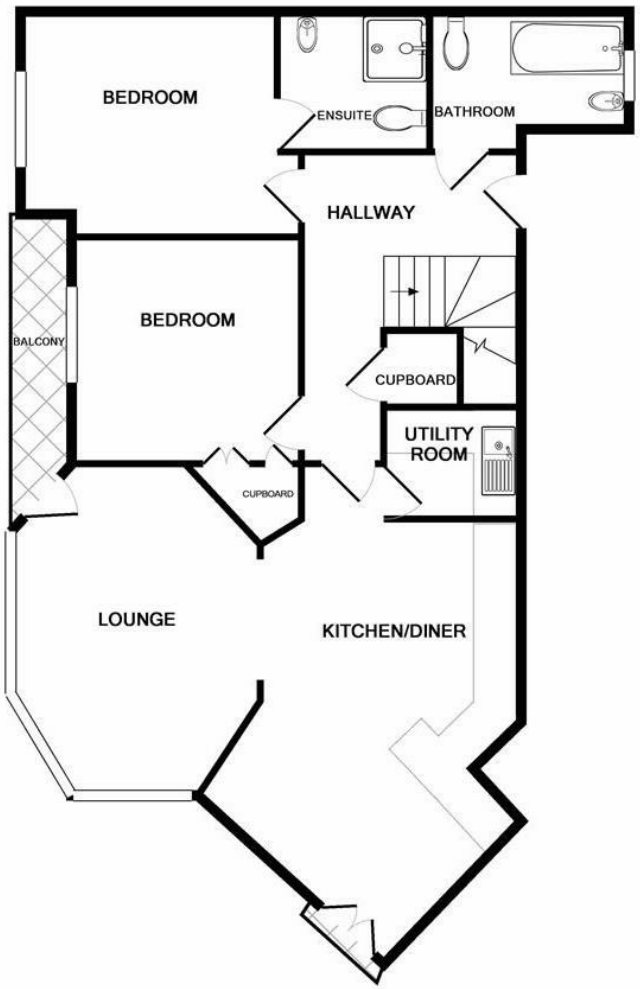
Transport communications are excellent as the main line railway station at Parkstone provides services to Southampton and London. The start of the Wessex Way (A338), is located approximately 2 miles away and offers access to the M27 motorway with London 1 hour 30 minutes commute. Bournemouth and Southampton 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 light and bright duplex penthouse with spacious accommodation throughout. The apartment is comprised of a large entrance hall which leads to a kitchen, dining room, a separate lounge and utility room. Also on this floor are two double bedrooms one of which benefits from its own en suite bathroom and there is a further family bathroom.

To the second floor is a spacious master suite it's own dressing area, leading to an en-suite bathroom. This bedroom is a particular feature of the property having its own balcony with sea glimpses.

Tenure: SHARE OF FREEHOLD
Service Charge: Circa £2,000pa



GROUND FLOOR
APPROX. FLOOR
AREA 893 SQ.FT.
(83.0 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 394 SQ.FT.
(36.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1287 SQ.FT. (119.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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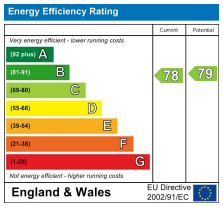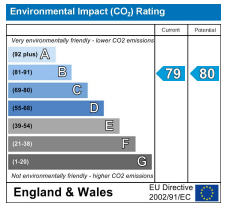
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