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DUPLEX PENTHOUSE

Holly Hill Lodge • 9 Alington Road • Evening Hill • Poole • Dorset

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**Duplex Penthouse, Holly Hill Lodge
9 Alington Road, Evening Hill, Poole, Dorset BH14 8LX**

Price Guide £1,950,000

Lloyds Property Group are delighted to launch this exceptional brand new development comprising of three luxurious apartments nestled in a very private location on Evening Hill benefiting from extensive terracing and breath-taking sea views.

This particular duplex penthouse apartment spans across approximately 2,750 square foot of luxury accommodation and is arranged predominantly over one floor but boasts a large entrainment room on the upper floor with a wonderful sun terrace benefiting from stunning, far reaching views of Poole Harbour, Old Harry Rocks and The Purbecks



Welcome to the Duplex Penthouse ...

Each apartment has been intelligently designed by award winning architects and built by the highly regarded and award winning Colmar Construction who are renowned for building superb quality homes in the most prestigious locations. The combination of these highly skilled teams result in unrivalled quality and finish throughout.

Internally each residence is an impressive size. The apartment is beautifully configured, enhanced with elegantly styled fixtures and fittings creating a truly 'one off' development with a feeling that cannot be described without experiencing it in person.

This apartment is one of only three in the block making this development extremely desirable. Each apartment is on its own floor and shares stunning communal areas.

The development is located only moments from the famous Poole Harbour and the golden sandy beach of Sandbanks but uniquely offers superb privacy and seclusion.

Ground floor apartment – £1,395,000

First floor apartment – £1,695,000

Duplex Penthouse - £1,995,000

SPECIFICATION

Striking contemporary design by award winning architects David James

Individual zoned underfloor central heating system • Modern wood flooring (excluding bedrooms)

Balconies to Flat 2 & Flat 3 (Penthouse) • Flat 3 (Penthouse) also benefiting from roof terrace & sun room

Lutron lighting system to principal areas • Lift access to each floor • 10 Year Premier Building Guarantee

Outstanding internal design and contemporary finish • 100% LED energy saving lighting

Kitchen Elegance bespoke designed kitchens using Leicht cabinetry • Quartz worktops

Miele kitchen appliances including: Oven, Combination Oven, Warming Drawer & Induction Hob

Siemens kitchen appliances including: Dishwasher, Fridge & Freezer • Luxurious fitted carpet to all bedrooms

Tiled flooring to all bathrooms and en-suite shower rooms • Phillippe Stark, Vado and Burbogad sanitaryware

Minoli wall tiles • MisuraEmme Italian fitted wardrobes • Security alarm system

Audio entry system linked to remotely operated driveway gate • Electric remote controlled garage door

Professionally designed landscaped gardens • Slip resistant Millboard decking to all balconies and terraces

Norstone cladding • Apartment 1 Rear garden area • Apartment 2 & Apartment 3 (Penthouse) - Terraced area

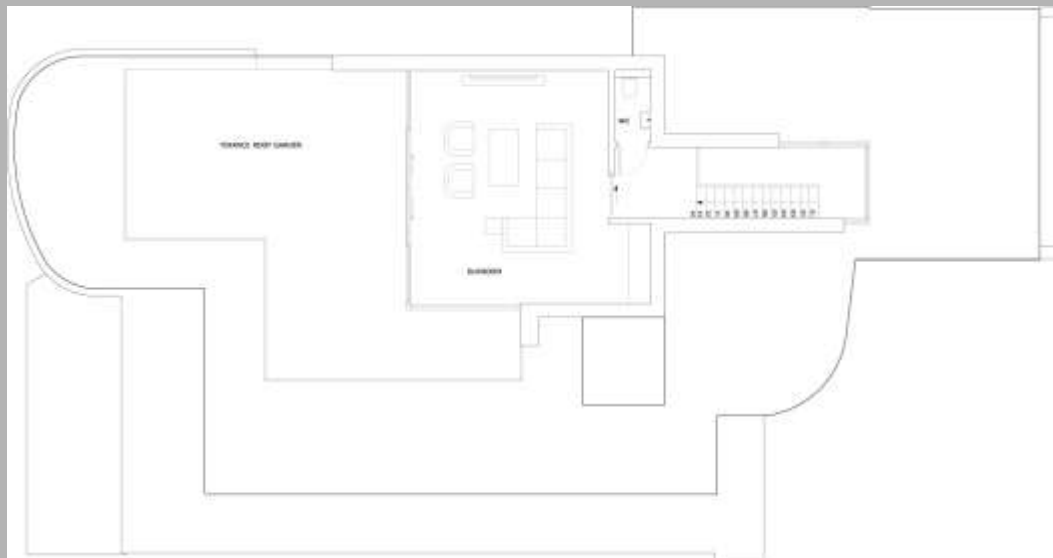
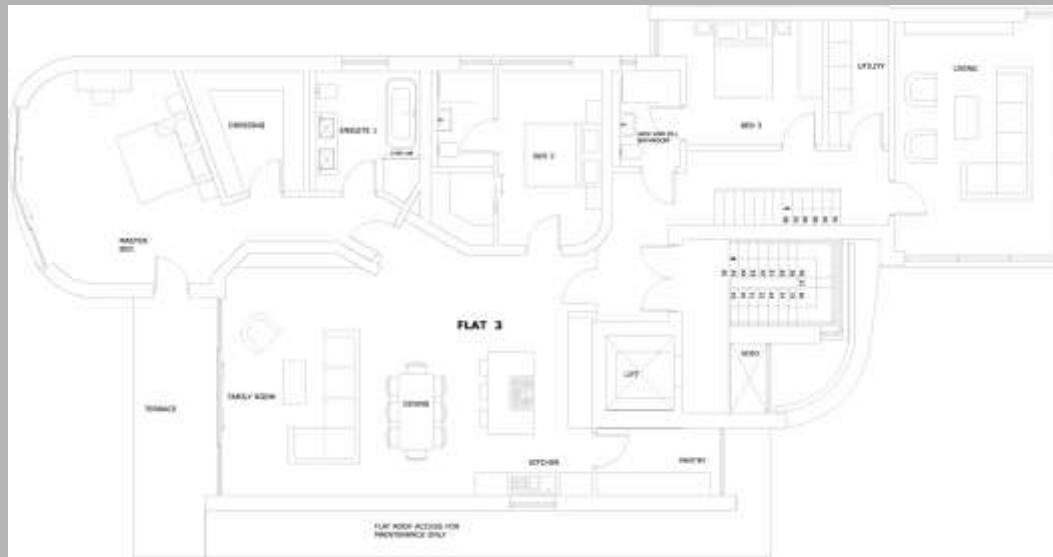
Parking spaces plus garage allocated to each apartment • Lutron lighting control with energy saving performance

Lutron dynamic keypads with touch screen interface • Music system in zones utilising ceiling speakers

Sonos connect Player and link to music system • Wireless network equipment housed within data racking

Control via downloadable APP





Viewing: Strictly by prior appointment through sole selling agents Lloyds
VIEWING 7 DAYS A WEEK. Ref: 2953

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