

1 Solar Court
45 Western Road
Poole, Dorset
BH13 6ER



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Offers in excess of £349,950

Looking for a lock up and leave pied-a-terre or a main home? This is an excellent opportunity to purchase a 2 bedroom ground floor apartment with potential to modernise and further enhance the spacious accommodation on offer. Nestled within the much sought after development of Solar Court, the apartment is set in beautifully landscaped grounds and is offered for sale with vacant possession and no forward chain.

Summary of Accommodation

2 double bedrooms with fitted wardrobes

(Potential for 3rd bedroom)

2 bathrooms (1 en-suite, 1 Jack & Jill)

Fitted kitchen

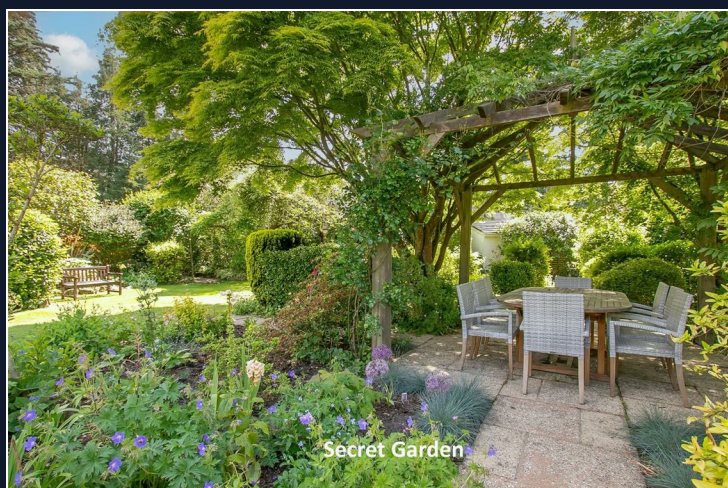
Outdoor heated swimming pool

Garage plus visitor parking

Betwixt Canford Cliffs Village & Westbourne

Close to sandy beach at Branksome Chine





Secret Garden

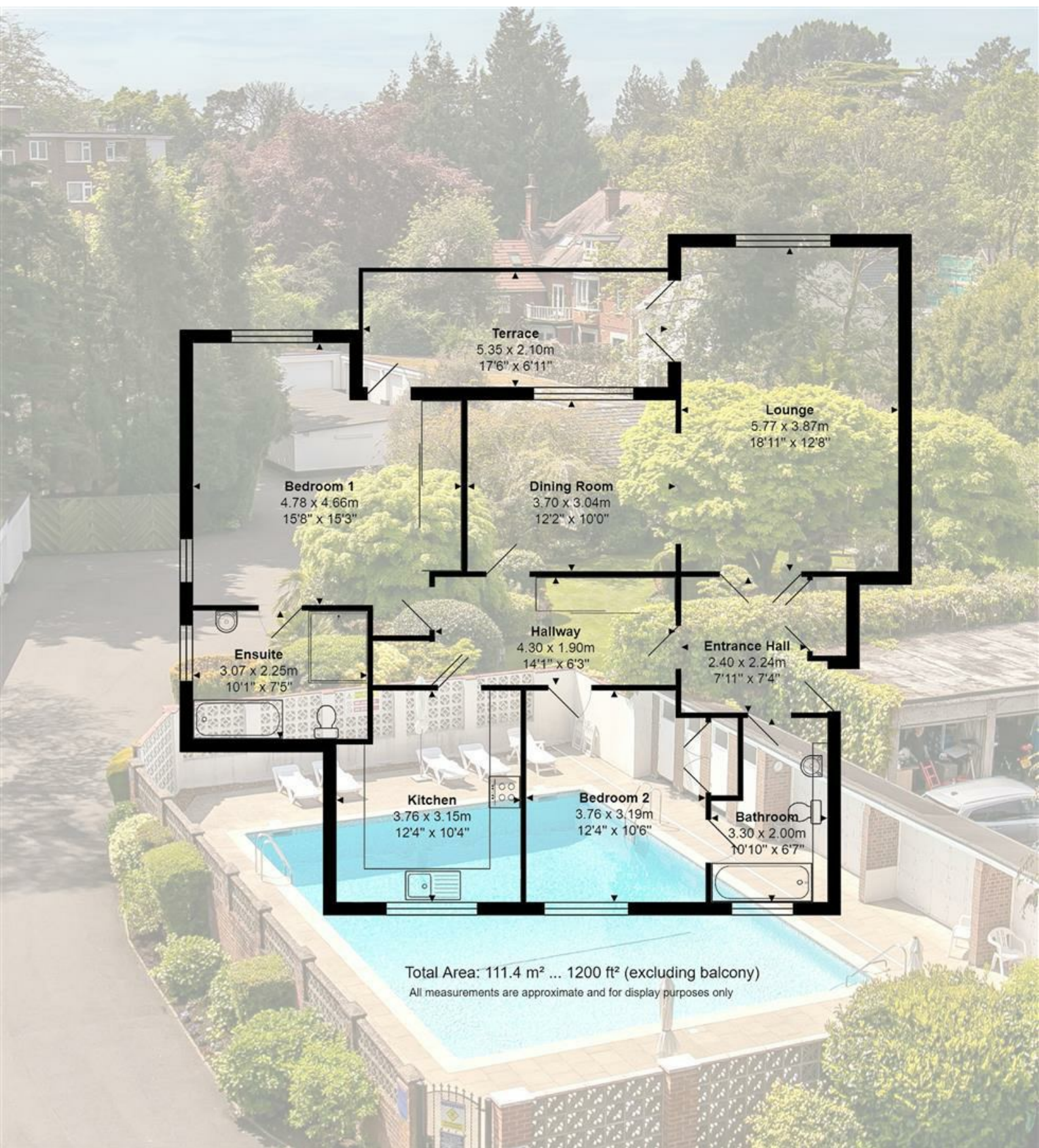
Solar Court as a whole comprises of 12 flats and is highly regarded for its peaceful grounds and excellent on site facilities. The residents enjoy the use of the heated open air swimming pool with sun bathing area, individual lockers, shower and changing cubicles within the delightful, landscaped gardens which are shared with Greenacres, the neighbouring sister development.

Featuring a spacious entrance hall with plenty of storage, a generous living room open plan and adjacent to the dining room which could be easily converted into an additional bedroom or a separate home office if required. There is a south-facing sun terrace which has a gate providing access to and overlooking the gardens - a perfect and peaceful spot for relaxing outdoors.

The kitchen/breakfast room comes equipped with essential appliances but is now ready for upgrading thus giving the incoming purchaser the opportunity to put their own stamp and add value at the same time. The apartment comes with two bathrooms, one of which is en-suite to the principal bedroom, the second a Jack and Jill family bathroom.

Other features include a beautifully landscaped secret garden just behind the swimming pool, a single garage with an electric up-and-over door, ample visitor parking and the convenience of an on-site caretaker.

Located on Western Road, just off the Avenue, Solar Court is ideally positioned betwixt Canford Cliffs Village and Westbourne's vibrant array of coffee shops, bars and bistros, as well as an M&S food hall and other day to day amenities including banks, post office, hair/beauty salons. About a mile away is Branksome Chine beach, renowned for its golden sands and the recently opened Rockwater eatery. Branksome train station is just over a mile away, providing convenient transport links to London Waterloo. Also within easy reach is the highly renowned Parkstone Golf Course and of course the world famous Sandbanks Peninsula.



Lloyds Property Group

PROPERTY NAME

1 Solar Court

LOCATION

BH13 6ER

TOTAL FLOOR AREA

1200.00 sq ft

COUNCIL TAX

Band E BCP(Poole)

VIEWING ARRANGEMENTS

Telephone: +44 (0) 1202 708044

Email: enquiries@lloydspropertygroup.com

Ref: 3551

Monday - Friday 09:00 - 18:00

Saturday 09:00 - 16:00

Sunday By appointment only

Illustration for identification purposes only, measurements are approximate, not to scale