

5 Turks Lane, Whitecliff
Poole, Dorset, BH14 8EW



LUXURY &
PRESTIGE
Exclusive Properties

Introduction



Please click on the image above to view our short video introduction to this property.

£1,250,000

All of our properties are presented with a professionally produced one minute video, personally introduced by a member of our team as well as a fully interactive 3D tour.

Of course, if you would like more information, or would like to arrange a viewing, please contact us on the details below:

01202 007373

info@luxuryandprestige.co.uk
www.luxuryandprestige.co.uk

Interactive 3D Tour

Can't wait to view in person?

Simply click on the thumbnail opposite to take a step inside and explore this beautiful home.

This fully immersive experience allows you to 'click and drag' your way through the property at your own pace.

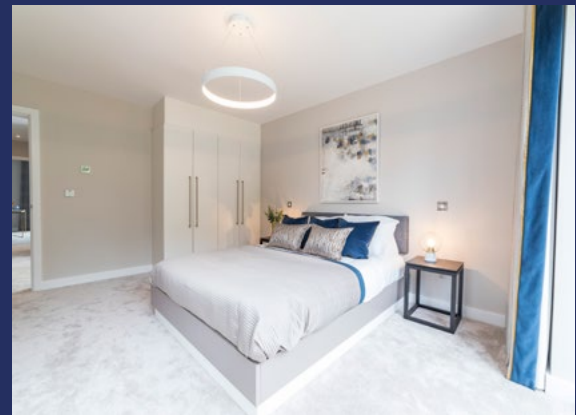
It is best viewed on a desktop screen or in landscape mode on your smartphone or tablet.













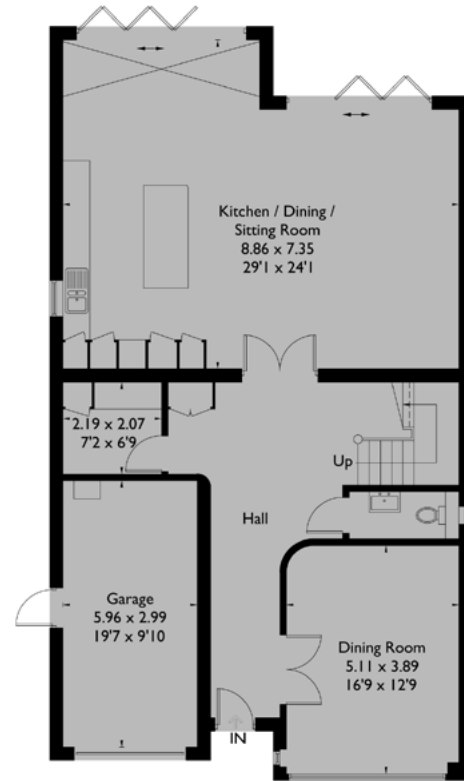
Floorplans

Plot 1, 5 Turks Lane, Poole, BH14 8EW

Approximate Gross Internal Area = 225.8 sq m / 2430 sq ft

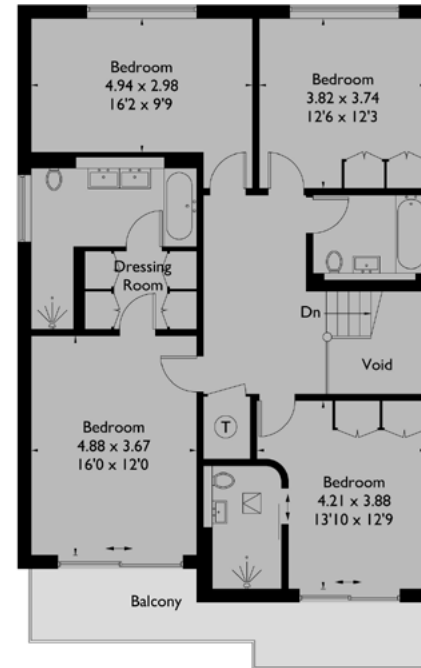
Garage = 18 sq m / 194 sq ft

Total = 243.8 sq m / 2624 sq ft



Ground Floor

 = Reduced headroom below 1.5m / 5'0



First Floor

FLOORPLANZ © 2018 0203 9056099 Ref: 206589

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

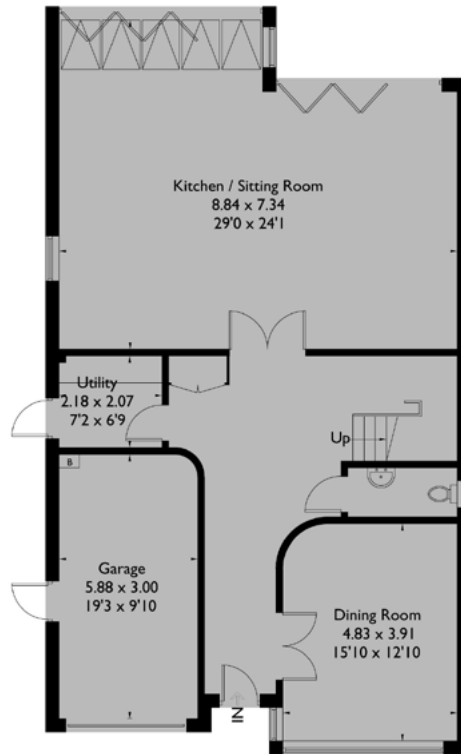
Floorplans

Plot 2, 5 Turks Lane, Poole, BH14 8EW

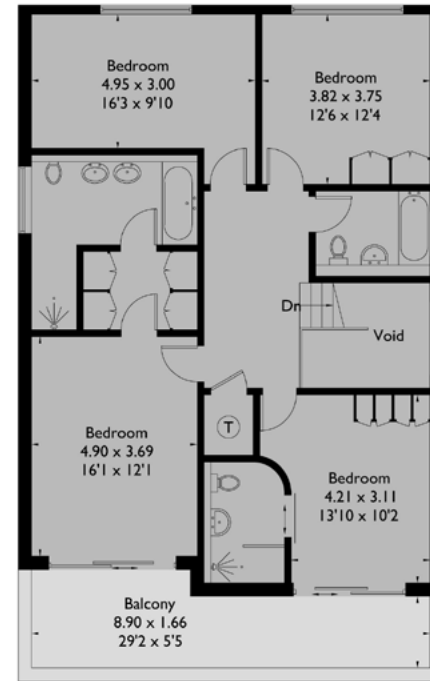
Approximate Gross Internal Area = 220.5 sq m / 2373 sq ft (Excluding Void)

Garage = 18.4 sq m / 198 sq ft

Total = 238.9 sq m / 2571 sq ft



Ground Floor



First Floor

FLOORPLANZ © 2018 0203 9056099 Ref: 211802

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

Summary

A simply beautiful brand new show home by highly respected Stanborough Developments. The location is ideal for anybody moving to the area to be the near the water.

The development is situated in a quiet lane directly opposite picturesque Whitecliff Park and the ever popular Parkstone Bay Marina is virtually on the doorstep, also home to the South Deep Cafe - a popular rendezvous with locals and those in the know!

The house is a fresh take on contemporary living and it has the benefit of spacious four bedroom accommodation arranged over just two floors. The open plan kitchen / family / sitting room is beautifully appointed with a luxury fitted kitchen by Kitchen Elegance connecting via bi-fold doors to a sunny and low maintenance level garden which includes a spacious sun terrace and a synthetic lawn.

The master bedroom boasts a walk through dressing area and a sumptuous en suite not to mention a sun balcony which is shared with the principal guest suite. As one would expect from this high-end developer the fit-out is first class and finished in a style which is relaxed and sophisticated.

- Amazing location
- Overlooks Whitecliff Park
- Close to the waters edge
- Marina nearby
- Extends to over 2,600 sq ft
- Renowned developer
- High end specification
- Beautifully appointed
- Luxury kitchen by Kitchen Elegance
- Unusual design

Guide Price: £1,250,000

Tenure: Freehold

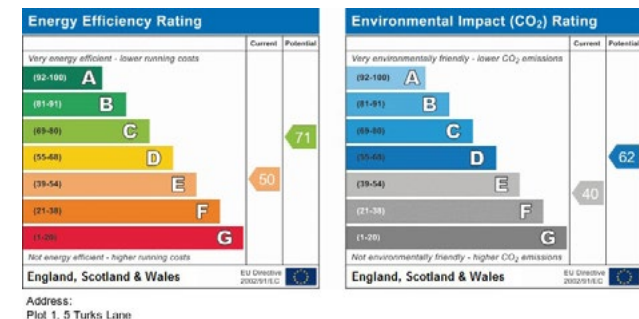
Stamp Duty: Main Home £68,750*
Additional Home £106,250*
(*based on guide price)

Lease Length: N/A

Maintenance: N/A

Council Tax: Band G
(2020/2021 £3,026.49)

Energy Performance Certificate:



Get in Touch....



- IN PERSON:** We are located at 15 Haven Road, Canford Cliffs, Poole, BH13 7LF. We would love to see you for a cup of tea or coffee.
- BY PHONE:** 01202 007373
- BY EMAIL:** info@luxuryandprestige.co.uk
- PROPERTY REF:** 0176



IMPORTANT NOTICE

Luxury and Prestige Realty Ltd wishes to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded; they are taken between internal wall surfaces and therefore include cupboards/shelves etc. Accordingly they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.



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