



STRATTON OAK ESTATES

18 Windsor Road, Poole, BH14 8SF  
Guide Price £365,000

Set in the prestigious ROYAL COURT development, this Three bedroom Ground Floor Apartment offers stylish open-plan living & a PRIVATE SOUTH-FACING PATIO, all just MOMENTS from Ashley Cross, Parkstone Train Station and the golden shores of Sandbanks. Coming to market for the first time since new, this rare opportunity perfectly combines location and convenience.

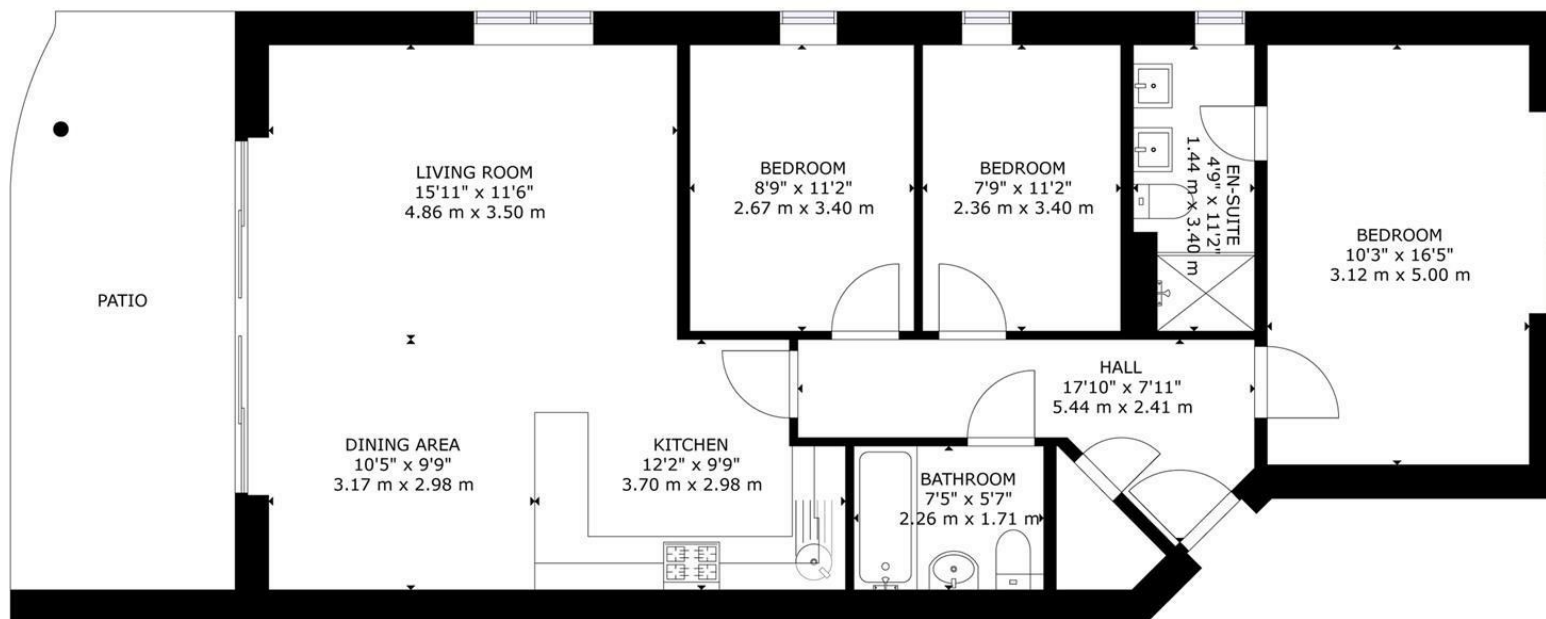
- Located at the end of Windsor Road in a peaceful setting, walking distance to Ashley Cross and its boutique shops, bars and bistros.
- Just a mile from the Award Winning Sandbanks Beach and a 5-minute walk to Parkstone Train Station for direct routes to London.
- Situated on the ground floor of an exclusive five-apartment block, built circa 2010.
- Open-plan living space with sliding doors leading to a private south-facing patio.
- Modern kitchen with breakfast bar, integrated appliances and generous worktop space.
- Three spacious double bedrooms, including en-suite Master with Jack and Jill sinks.
- Underfloor heating throughout, alarm system, phone entry and large internal storage cupboard.
- Private garage with electric door, additional parking, individual bike storage and Share Of Freehold.



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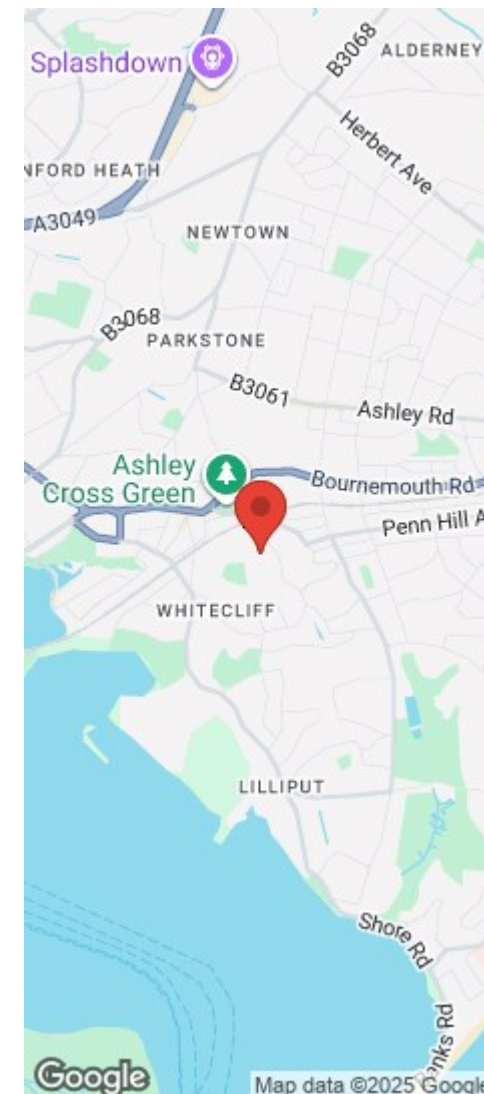
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GROSS INTERNAL AREA  
TOTAL: 983 sq.ft, 91 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Whilst these details are thought to be correct, their accuracy cannot be guaranteed and do not form part of any contract. It should be noted that we have not tested any fixtures, fittings, equipment, apparatus or services, therefore we cannot verify that they are in working order or fit for purpose. Solicitors should be used to confirm that any moveable items described within these details are in fact part of the sale agreement. While we try to ensure measurements are correct they are not guaranteed and purchasers are advised to take their own measurements before ordering any fixtures or fittings.

| Energy Efficiency Rating                    |                         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|---------------------------------------------|-------------------------|-----------|-----------------------------------------------------------------|-------------------------|-----------|
| Very energy efficient - lower running costs | Current                 | Potential | Very environmentally friendly - lower CO <sub>2</sub> emissions | Current                 | Potential |
| (91-95) <b>A</b>                            |                         |           | (91-95) <b>A</b>                                                |                         |           |
| (81-90) <b>B</b>                            |                         |           | (81-90) <b>B</b>                                                |                         |           |
| (69-80) <b>C</b>                            |                         |           | (69-80) <b>C</b>                                                |                         |           |
| (55-68) <b>D</b>                            |                         |           | (55-68) <b>D</b>                                                |                         |           |
| (39-54) <b>E</b>                            |                         |           | (39-54) <b>E</b>                                                |                         |           |
| (21-38) <b>F</b>                            |                         |           | (21-38) <b>F</b>                                                |                         |           |
| (1-20) <b>G</b>                             |                         |           | (1-20) <b>G</b>                                                 |                         |           |
| Not energy efficient - higher running costs |                         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           | England & Wales                                                 | EU Directive 2002/91/EC |           |



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