

Legacy, Penn Hill Avenue, Lower Parkstone, BH14



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What it's got.

Come check out this gem of a two-bedroom, top floor apartment in the heart of Penn Hill!

Coming through the door you have two double bedrooms, both with modern fitted wardrobes. The master includes an en-suite with a shower. Additionally, the large family bathroom is perfect for guests and has a bath. This home benefits from a large storage area perfect for your coats and shoes.

The large open plan kitchen living area is ideal for entertaining, with space for a large dining room table. The kitchen newly fitted with integrated appliances, and a bonus kitchen island really does make this home turnkey ready! This modern space is filled with natural light, creating a bright and airy atmosphere throughout.

With its desirable location and allocated parking space within a gated development, convenience is key when living here. Everything you need is within easy reach!





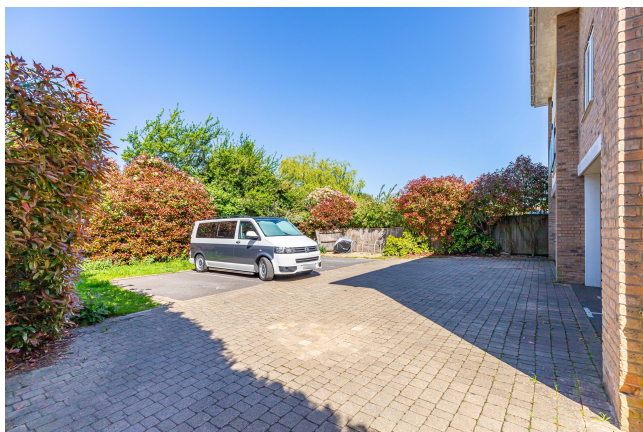
What the owner says.

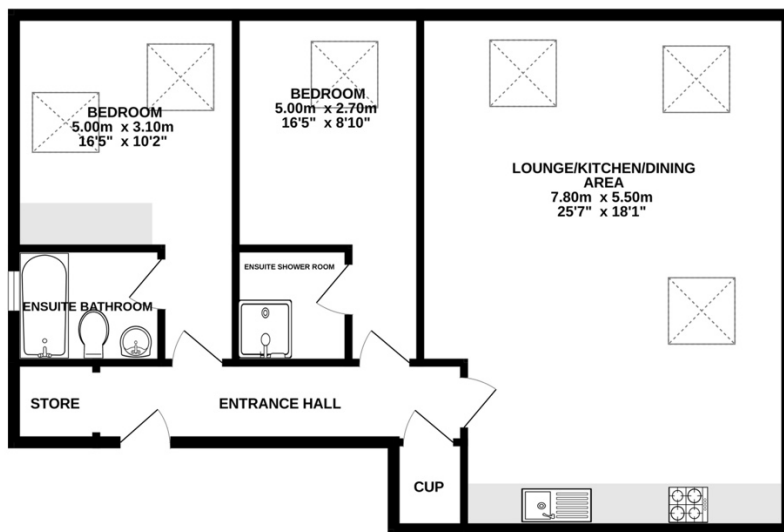
“This was our first property as a couple. We love the large spacious open plan living room and kitchen. The high ceilings and lighting from the Velux windows make this flat a bright modern place to live. The location of Penn Hill Ave will be missed as its a prime spot in Poole close to Ashley Cross and Canford Cliffs Beach”



Where it is.

Situated in a convenient location, this flat is just a short walk to Penn Hill, a vibrant hub with a selection of cafes, bars, and shops. For those needing to commute, Branksome train station is within walking distance, offering easy access to various destinations. Both Poole & Bournemouth town centres are in easy reach as are the award winning beaches.





TOTAL FLOOR AREA: 82.8 sq.m. (891 sq.ft.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for 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.
 Made with Metreplex C3025

Technical bits.

- Two bedroom top floor apartment
- Large open plan kitchen living
- Allocated parking space
- Service Charge - £2356.19 PA
- Lease Length – 106 Years left
- Newly fitted kitchen
- Desirable location
- Approx 891 Sq. Ft
- Ground Rent £225 PA
- EPC – B / Council tax band - D

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