

Apollo, Spur Hill Avenue, Lower Parkstone, BH14



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# What it's got.

Nestled in a sought-after “leafy location”, this immaculate first-floor flat boasts a contemporary design and 'turn key' condition, offering approximately 728 Sq. Ft of living space.

There is a video entry system taking you into the block with lift and stairs to all floors.

As you walk into this stylishly designed apartment you are hit by the natural light flooding throughout with each room boasting underfloor heating.

Starting with the open plan kitchen/diner/lounge which is perfect for modern living and entertaining guests with direct access to the sunny balcony. The modern kitchen is well equipped with integrated appliances and the remainder of the room allows for living and dining furniture, comfortably and Porcelanosa tiled flooring.

There are two double bedrooms, with the master bedroom benefiting the convenience of a luxury ensuite. The main bathroom benefits from a bath with waterfall shower over. Situated within a well-maintained small block with low service charges and a share of the freehold, the property offers the freedom and ease that residents desire.

To the rear of the block there is covered parking for residents, each with their own allocated bay, EV three point charging point and lockable storage cupboard.

With permission for pets and restrictions on holiday lets, this home is ideal for those looking for a permanent residence, a lock up and leave option, or an investment opportunity. The service charge of £1564.46 per annum ensures the property is well-managed and maintained for residents' peace of mind. Boasting an Energy Rating of B and falling under Council Tax band D, this property is both energy efficient and cost-effective. Whether seeking a great first home, a low-maintenance retreat, or a sound investment, this property presents a compelling opportunity.

In summary, this property offers a harmonious blend of modern design, practicality, and convenience in a highly desirable location. Discerning buyers seeking quality living in a vibrant community need look no further than this stylish flat.







## What the owner says.

“I was drawn to this flat for its bright, airy feel and the peaceful outlook over a road filled with trees. It’s been a quiet, calming place to come home to and I’ve loved having coffee on the balcony in the mornings. The neighbours are friendly and the building is very well cared for. I’ll really miss how easy it is to walk to the shops, the beach and Ashley Cross.”

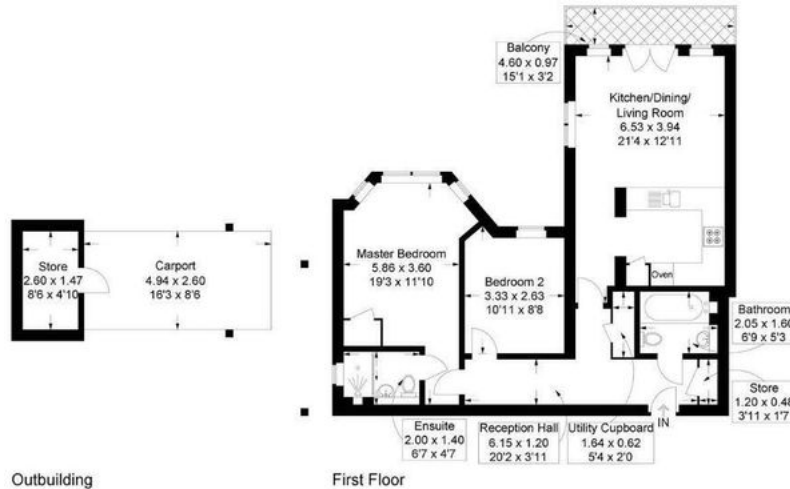


## Where it is.

Spur Hill Avenue is a popular residential road. It is a short walk to Penn Hill village with an array of trendy restaurants and shops. From here you can walk to Branksome train station with direct routes to Waterloo, London. There is a pleasant walk down to the beaches of both Branksome Chine & Canford Cliffs/Sandbanks. Both Poole & Bournemouth town centre are in easy reach. Conveniently located, residents will enjoy easy access to local amenities, public transport, beaches and popular destinations.



Apollo, Spur Hill Avenue, Poole  
 Approximate Gross Internal Area = 67.6 sq m / 728 sq ft  
 Outbuilding = 17.1 sq m / 184 sq ft  
 Total = 84.7 sq m / 912 sq ft



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

## Technical bits.

- Approx 728 Sq. Ft in accommodation
- Immaculately presented in 'turn key' condition, with no forward chain
- Underfloor heating & Porcelanosa tiled flooring
- Pets permitted/No holiday lets
- Sought after leafy location
- Energy rating B / Council tax band D
- Two bedrooms & two bathrooms
- Share of Freehold – Service Charge £1564.46 per annum
- Balcony & allocated parking plus bike store
- Close to Penn Hill & Branksome train station

DISCLAIMER: Please note if any measurements are quoted these are approximate and for guidance only. The fixtures, fittings and appliances have not been tested and therefore no guarantees can be made they are working order. The floorplan/EPC has been provided by a third party and therefore we cannot be responsible for the accuracy. You are advised to contact the local authority for details of the council tax. Photographs produced are for general purpose only and any it cannot be assumed items shown are included on the sale. These particulars are believed to be correct but their accuracy cannot be guaranteed and they do not constitute an offer or form part of any contract. Solicitors are specifically requested to verify the details of our sales particulars in the pre-contract enquiries, in particular the price, local and other searches, in the event of a sale.