

Windsor Place, 7 Windsor Road, BH14 8SE



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What it's got.

Set within a boutique development of only 5 apartments, this is a RARE chance to purchase a beautifully appointed penthouse offering sea views of Brownsea Island and Poole Harbour.

Located in the highly desirable Ashley Cross area, the apartment offers a cleverly zoned living space, with a spacious open-plan kitchen, living, and dining and office area. The kitchen is well appointed with a large breakfast island, plenty of work top surface, lots of cupboard space and quality integrated appliances. The remainder of the room boasts a great office area/bar with plenty of space for living and dining furniture with a featured brick wall effect. French doors lead out onto the balcony which is where this penthouse comes into its own as you are welcomed by a pleasant tree lined vista across to Poole Harbour and Brownsea Island. The balcony benefits from sun from late afternoon and is a great place to enjoy alfresco dining, while enjoying the summer sunsets. Excellent for entertaining and easily accommodates a “work from home” lifestyle; only a 5-minute walk to Parkstone train station with a direct line to London, this location is also perfectly suited to hybrid working where commuting is essential.

The generous principal bedroom has a brick effect backdrop feature wall and a stylish ensuite, large bespoke built-in wardrobes and a rare ‘hidden’ walk in loft space, perfect for storage of suitcases & Christmas trees! (Rare storage for an apartment) The second double bedroom is also a good size and features built-in storage and is served by a modern family bathroom.

The exterior of the property boasts beautifully manicured gardens, TWO allocated parking spaces a personal secure lockable shed and offers share of the freehold.



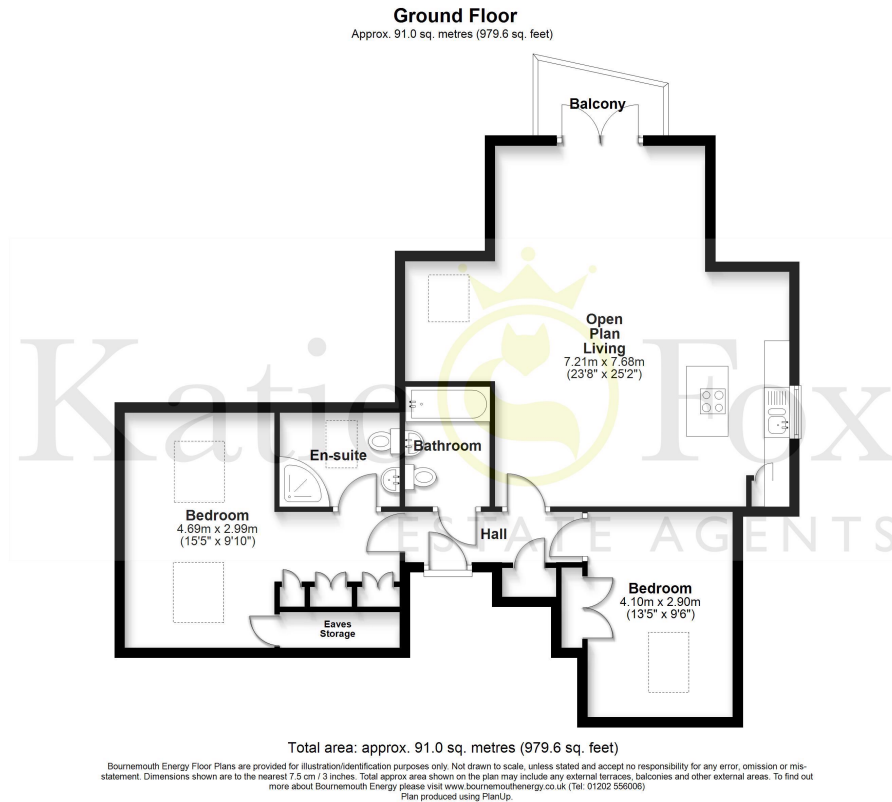


What the owner says.

“We were relocating from Cheshire seeking a slower pace of lifestyle with the beach and sea on our doorstep. On 1st viewing we fell in love with the open plan flow of the apartment and of course, the breath-taking sea views. We also wanted to be close to a train station with an easy link to London. We love everything about our home; its location and easy walking distance to Ashley Cross and all that it offers. It's such a sociable spacious home which has been full of joy and the most wonderful place to entertain with our nearest and dearest but also relax and chill. Its layout has been perfect for us as an executive couple and afforded us such a beautiful lifestyle.”

Where it is.

Nestled in the heart of Lower Parkstone you are ideally located. With easy access to Parkstone Yacht Club, Ashley Cross with artisan patisserie, restaurants and bars, Whitecliff, and the award-winning Blue Flag beaches of Sandbanks. Baden Powell & St Peters Junior school is within a short walk. If you are a commuter you can walk to Parkstone station which has regular direct routes to Southampton, Winchester and Waterloo, London. Both Poole & Bournemouth town centre are both a short 10-minute drive away. The prestigious Parkstone Golf Club is in easy reach.



Technical bits.

- Approx 979.6 Sq. Ft in accommodation
- Service charge £2400 Per Annum
- Impressive open plan kitchen/diner/lounge
- Pets allowed/No holiday lets
- Energy rating C
- Share of freehold
- Two double bedrooms, two-bathroom penthouse
- Balcony with harbour views
- Two allocated parking bays plus lock up storage cupboard
- Close to Ashely Cross and 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.