

Flat 5 Penn Pines, 90-94 Penn Hill Avenue, BH14 9FA



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Katie  Fox  
ESTATE AGENTS

# What it's got.

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Upon entering this delightful apartment, you are greeted with a sense of space and luxury. The open plan living area provides an excellent space for relaxing and entertaining, the large windows flood the room with natural light, enhancing the overall appeal of the apartment.

The kitchen is beautifully designed and features an array of high-quality integrated appliances, ensuring that every culinary need is met. The ample storage space and sleek countertops add a touch of elegance to the room, making it both practical and visually pleasing.

The master bedroom benefits from an en-suite bathroom, complete with a contemporary suite, while the second bedroom is conveniently located adjacent to the main bathroom.

The patio area, which provides a fantastic place to unwind and enjoy the outdoors. Additionally, the communal gardens offer a beautiful space for residents to relax and enjoy the tranquil surroundings.

The property includes the added convenience of an allocated parking space, ensuring that parking is never a hassle for residents. Furthermore, with no forward chain, the purchasing process is made even more straightforward and hassle-free.





## What the owner says.

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“I bought the flat as it was so spacious, everything was top end, never going to be any hidden costs and the large windows overlooking the back garden made it feel so peaceful. It was the perfect location, being right between Bournemouth and Poole, so close to the beach and yet because of the position at the tear of the property, it still feels so private and could be in the middle of a forest, its so quiet. The direct garden access has been brilliant for spending time on the covered patio and having everything managed and maintained has made it all so easy.”

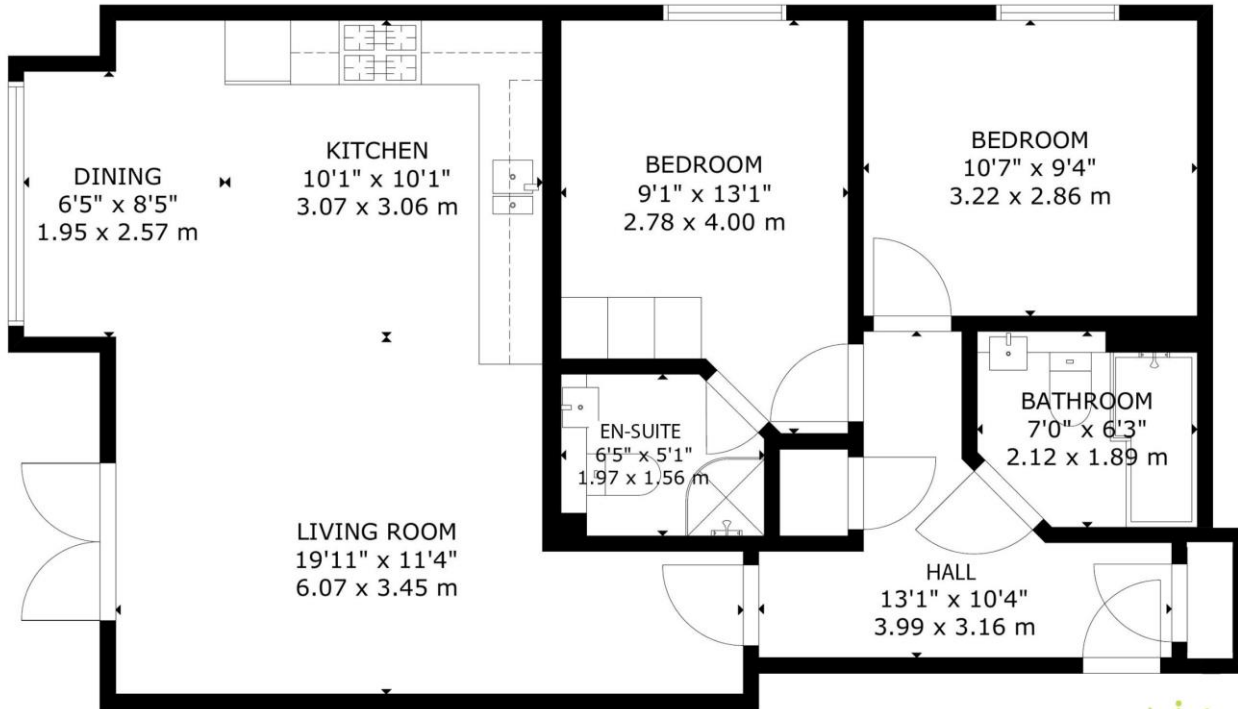


## Where it is.

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Situated in a highly sought-after development, this apartment offers easy access to local amenities and transport links. The surrounding area boasts an abundance of shops, cafes, and restaurants, allowing residents to enjoy an array of leisure activities at their doorstep. Combine this with its desirable location and the exceptional living space, and it becomes clear why this property is not to be missed.





GROSS INTERNAL AREA  
TOTAL: 69 m<sup>2</sup>/741 sq ft  
FLOOR 1: 69 m<sup>2</sup>/741 sq ft

SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

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## Technical bits.

- Share of freehold
- Council tax band - D
- EPC rating - B
- Allocated parking & Visitors parking
- Pets Permitted
- Service charge £1400 per annum
- Patio & Communal gardens
- Approximate 741 sqft
- Underfloor heating & New build warranty
- No forward chain

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.