

# MIRKT

PROPERTY EXPERTS

## Salterton 17 Warren Edge

**Private Treaty £1,000,000**

**FOR SALE**



### Property Features:

- New home warranty
- Designer kitchens and bathrooms
- Wrap around terrace
- Breathtaking views
- Two Allocated Parking Spaces
- New 999 years Lease
- Separate utility room
- High specification

## Summary

\*\*\*STUNNING 4 BEDROOM PENTHOUSE APARTMENT \*\*\* NEW HOME WARRANTY \*\*\* 999 YEAR LEASE \*\*\* Luxury living meets breathtaking views in this newly constructed penthouse apartment. A mere stone's throw from the overcliff, it offers panoramic vistas stretching from the Isle of White to the Purbecks and over Mudeford...

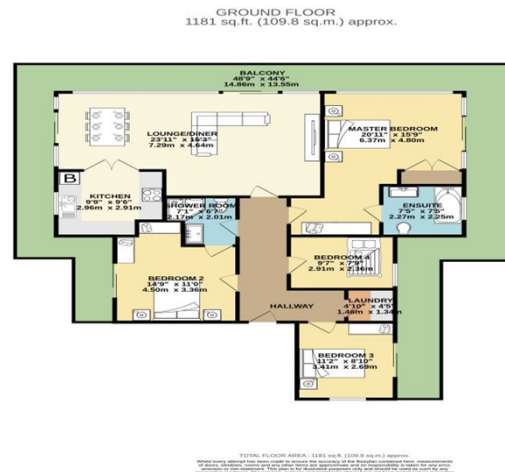
## Description

Prepare to be captivated by the breathtaking views that await you in this stunning newly constructed penthouse apartment. As you park your vehicle in one of the two allocated spaces, you can easily access the top floor using the lift. The penthouse occupies the entire roof space and is situated on the cliffs edge, offering panoramic views that stretch from the Isle of White to the Purbecks, including a captivating view over Mudeford.

Step onto the terrace that surrounds the entire apartment, where you can choose to bask in the sun or find a shady spot while still enjoying the mesmerizing view. Upon entering the penthouse, you'll immediately notice the impeccable quality of the finish. The open plan living room and kitchen feature floor-to-ceiling glazing and doors that provide access to the entire external perimeter. Ceiling speakers have been thoughtfully installed for your AV system.

## Room Dimensions

## Floor Plan



## EPC Certificate

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92- A)	(82- A)	(92- A)	(82- A)
(81-91) B	85	(81-91) B	(81-91) B
(69-80) C	85	(69-80) C	(69-80) C
(55-68) D		(55-68) D	(55-68) D
(39-54) E		(39-54) E	(39-54) E
(21-38) F		(21-38) F	(21-38) F
(1-20) G		(1-20) G	(1-20) G
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

## Additional Information

- Council Tax Band:
- Lease Length: 999
- Service Charge: 3600.00
- Ground Rent: 0.00