



**HEARNES**

WHERE SERVICE COUNTS

**Sanctum, 86-88 Bournemouth Road  
Lower Parkstone, Poole, Dorset, BH14 0HA**



# Sanctum, 86-88 Bournemouth Rd, Lower Parkstone, Poole, Dorset BH14 0HA

## Share of freehold price £260,000 (with 999 year lease)

This absolutely immaculate 2 double bedroom second floor apartment has a lovely treetop outlook to Poole Harbour from the feature wraparound windows in the wonderful, contemporary kitchen/living room. The luxury kitchen comes with a full range of integrated appliances and a tiled floor.

Carpets are fitted throughout the remainder of the flat with tiles in the bathroom. It is set in a stylish development of just 30 apartments constructed in 2018 by Whitelock Homes who have a 100 year heritage of building in Poole.

- Stylish and immaculate 2 double bedroom second floor apartment
- Far reaching views from superb kitchen/living room
- Constructed in 2018 with remainder of LABC 10 year warranty
- Secure underground parking space with lift access and electric gate, communal visitors parking and communal cycle store
- Gas central heating and double glazing
- Fitted carpets throughout plus tiled floors in kitchen and bathroom
- Luxury kitchen with full range of integrated appliances
- Fitted wardrobes in master bedroom
- 999 year lease with share of freehold
- Video entryphone system
- Excellent location within half a mile of Ashley Cross
- Contemporary development of 27 apartments and 3 penthouses constructed by Whitelock Homes in 2018

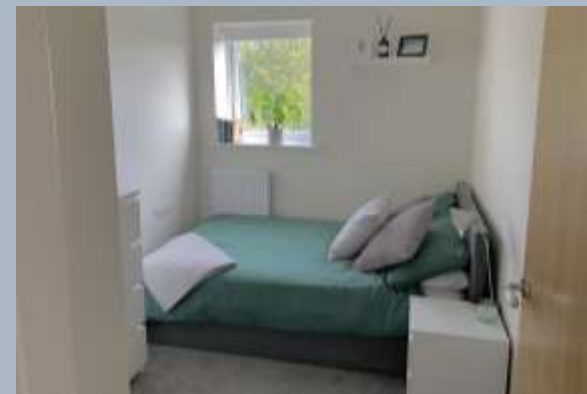
This attractive development is conveniently located in this sought after area, within half a mile of Ashley Cross, less than 2 miles from Poole Town Centre and 3 miles from Bournemouth Town Centre. It is on good bus routes and just half a mile from the mainline railway station. There are local shops just along the road providing all your day to day requirements.

Tenure: Share of Freehold with 999 year lease. No ground rent.

Maintenance charges: Approximately £850 per annum

EPC RATING: TBA

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.





**TOTAL APPROX. FLOOR AREA 561 SQ.FT. (52.1 SQ.M.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by 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 Metropix ©2020





