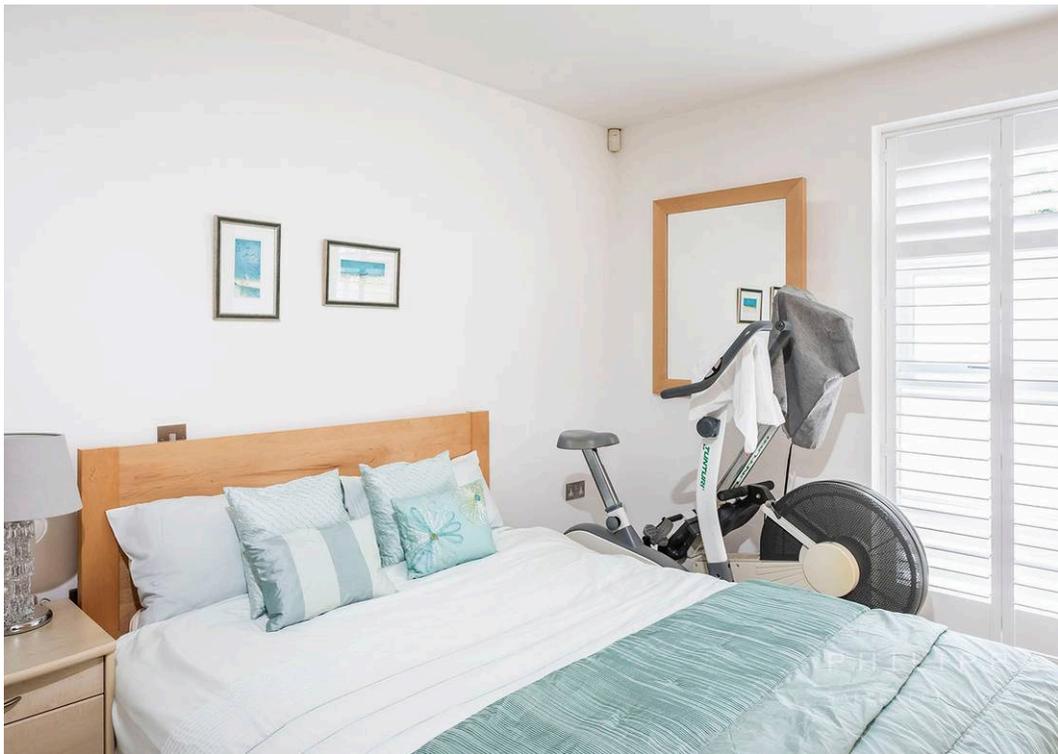


PS



Flat 1, Barilla, 4 Windsor Road, Lower Parkstone, Poole - BH14 8SE

£475,000

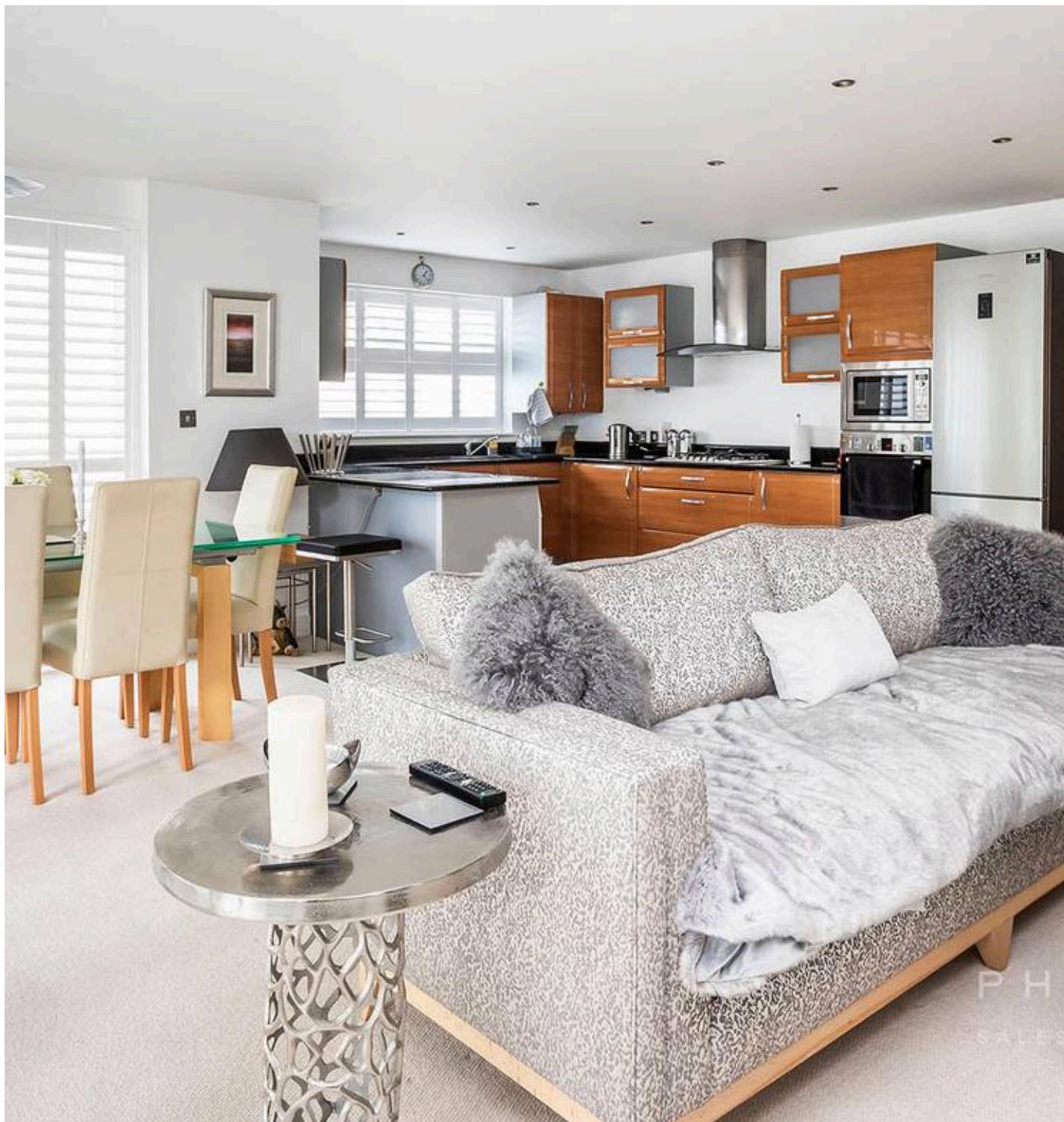


## Flat 1 Barilla, 4 Windsor Road

Lower Parkstone, Poole

A stunning two bedroom ground floor apartment located under 500 metres from Ashley Cross with its own private terrace, allocated parking and harbour glimpses. Pets are allowed, holiday lets are not permitted.

- 500m from Ashley Cross
- Private terrace with wooded aspect
- Spacious ground floor apartment
- Large open plan kitchen/living room
- Two bedrooms
- Luxurious en-suite shower room and family bathroom
- Allocated parking space
- Excellent condition throughout
- Pets allowed under licence
- Approx 869.72 sq.ft / 80.8 sq.m.
- Council Tax Band E - £2756.03
- Leasehold



PH  
SALES

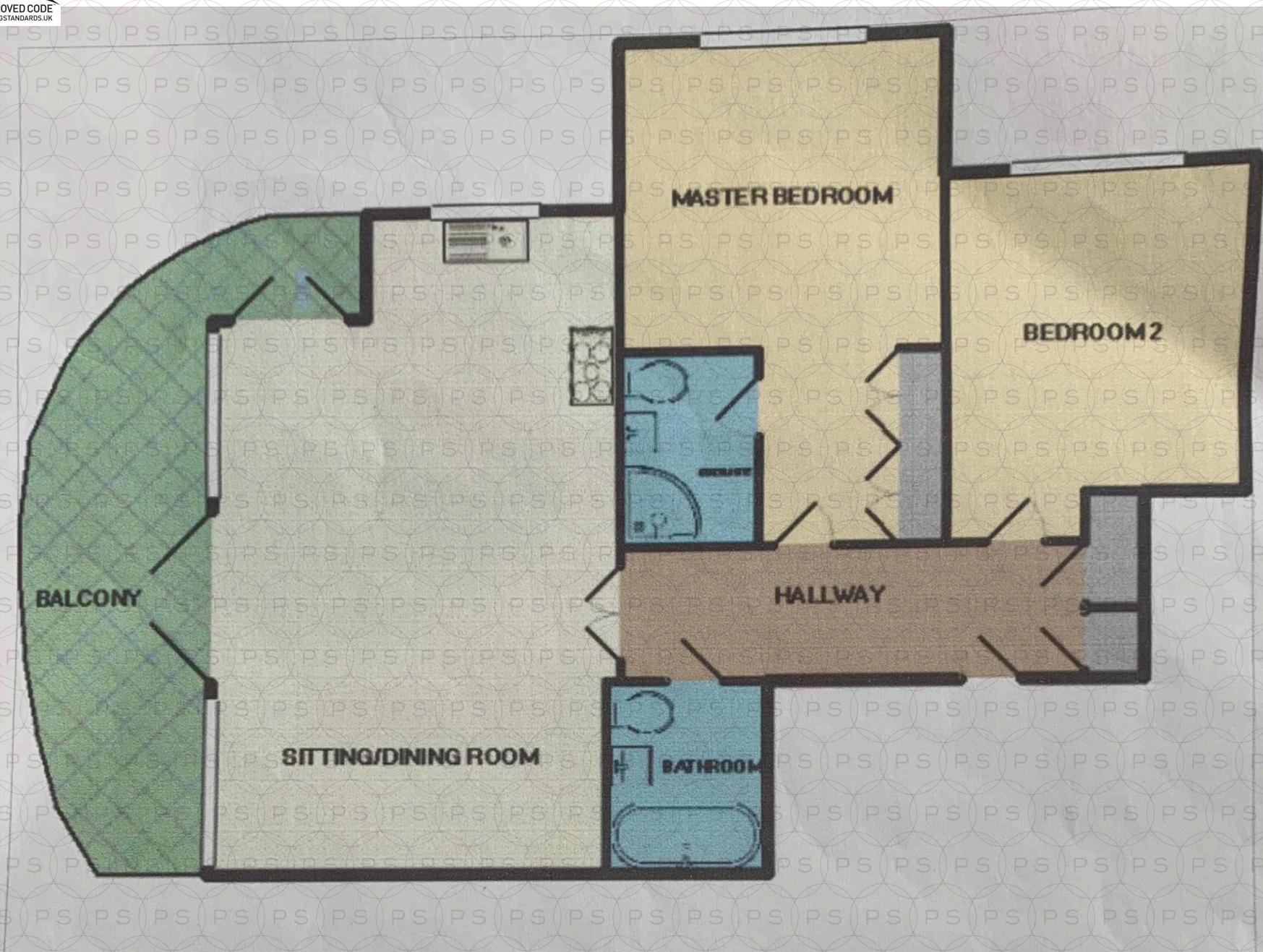
This spacious two bedroom ground floor apartment has the benefit of direct access, not only from the communal areas but from a private gate leading to its own terrace. The large open plan kitchen and living room, with its double aspect, provide an ideal area in which to entertain. The modern fitted kitchen has a range of integral appliances and social breakfast bar, dividing the dining room and living space which features fitted display bookshelves. From here you have direct access onto a private terrace which enjoys a wooded outlook towards the harbour with some glimpses of the water.

The main bedroom has a range of fitted wardrobes and a luxurious ensuite shower room. Bedroom two shares the family bathroom. Additional storage can be found in the entrance hall. Outside the westerly facing terrace, there is a great deal of seclusion and the area has been extended to offer both dining and a seating area with the benefit of a private secure gate giving direct access to the parking area. The property also benefits from an intercom system and a store cupboard, located at the bottom of the drive, which is shared with Flat 2.

**Location:**

Located in a quiet road yet moments away from the popular village of Ashley Cross with its central green and choice of cafes/restaurants/bars, butchers/fishmongers, bakery and Co-Op. Poole Park & Whitecliff Harbourside Park are popular places to wander, feed ducks on the boating lake or have an ice cream in one of the cafes. Local buses and Parkstone Railway Station are minutes away, providing a direct link into London Waterloo in approx. 2 hours.





Total Floor Area 80.8 sq.m / 870 sq.ft  
All measurements are approximate. No liability for errors or omissions.



## Philippa Sole Ltd

Philippa Sole 3A Springfield Road, Ashley Cross - BH14 0LG

01202 747999 • [enquiries@philippasole.co.uk](mailto:enquiries@philippasole.co.uk) • [www.philippasole.co.uk](http://www.philippasole.co.uk)

All statements in these particulars are made without responsibility on the part of Philippa Sole Ltd or the vendor. Neither Philippa Sole Ltd nor anyone in its employment or acting on its behalf has the authority to make any representation or warranty in relation to this property, detailed survey or tested services and fittings. Room sizes are approximate.