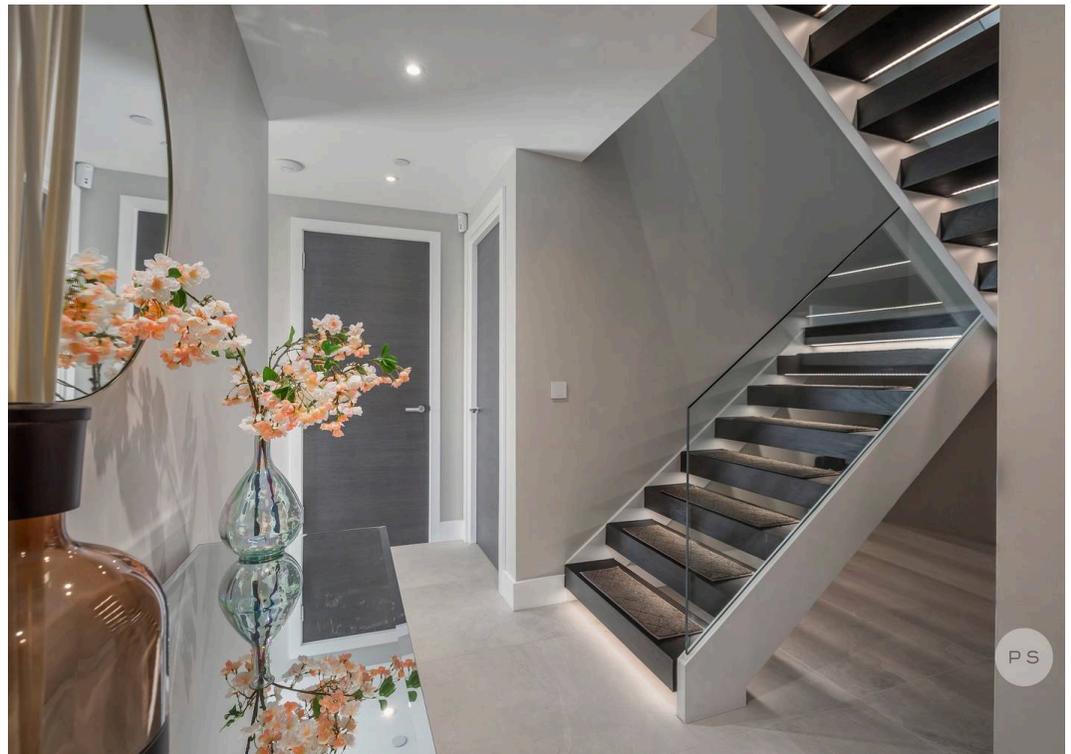


PS

Duplex Penthouse, Altiori, Lower Parkstone, BH14 8SZ

£2,250,000



The Penthouse Altiori

You enter the Penthouse directly via the lift's secure PAS24 video entry system, and what an entrance! You turn to see a literally breathtaking panorama!

Whether this is to be your low-maintenance weekend retreat or a lifestyle home by the sea, London Waterloo is easily accessible in approx. 2 hours from Parkstone Train Station, which is less than 0.5 miles / 10 mins walk away. For easy access to mainland Europe, Bournemouth International Airport is approx. 8 miles away.

- Duplex Penthouse 2,216 sq.ft
- Large dual aspect 541 sq.ft entertaining terrace
- Stunning panorama from sunrise to sunset
- Impressive kitchen / dining / living room
- Exquisitely finished and beautifully presented
- 3 bedroom suites
- Lounge / 4th bedroom
- Secure video-entry lift access direct into the Penthouse
- Underground secure parking for two vehicles & provision for EV charge point
- Magnificent views from every living space
- No forward chain
- Total area: 2,757 sq.ft inc. entertaining terrace
- Council Tax Band G £3,758
- EPC Rating B
- Share of Freehold



The heart of the apartment is the open plan kitchen / dining / living room framed on two sides by large sliding doors opening onto the palatial terracing and frameless glass balustrade, allowing you to enjoy the early morning views through to the mesmerising sunsets. The bespoke designed kitchen is extensively fitted with a full range of luxury units, high end Gaggenau appliances and a feature island unit with breakfast bar and wine cooler, all complemented by a quartz worktop. This upper floor features a large south-facing separate reception room, continuing the seamless threshold out onto the largest of the two terraces. Currently used as a luxurious home office due to Category 6 cable connection, it could also be used as a media room or fourth bedroom. The luxurious principal bedroom suite also enjoys direct access onto the terrace and the all consuming views. The walk through dressing room provides ample hanging and storage and leads you through to a lavish ensuite bathroom with walk-in shower. The central core to this level is the impressive entrance hall, with tiled flooring, which seamlessly runs through to a stunning polished wood and glass floating staircase leading to the lower level and two further bedroom suites, the larger of the two with stunning harbour views and fitted wardrobes.

LOCATION: The beautiful award-winning sandy beaches at Sandbanks are a short distance away, perfect for taking part in various water sports, popular paddle boarding or simply lazing in the sun. The Sandbanks Chain Ferry crosses the short stretch of water at the mouth of Poole Harbour to the Purbecks, giving access to Swanage, the magnificent Jurassic coastline and the Purbeck countryside attracting walkers, mountain bikers and climbers year-round.

There is a selection of marinas and yacht clubs sheltered within Poole Harbour, each with their individual ambience and facility offering depending on what type of water-sporty you are. The Lighthouse, which is Poole's Centre for the Arts, is the largest regional Arts centre in the UK and home to the Bournemouth Symphony Orchestra. There are also two fantastic local golf clubs, the Isle of Purbeck Golf Course, with breathtaking views across both the harbour and out to sea and Parkstone Golf Club, which is just a few minutes drive away.

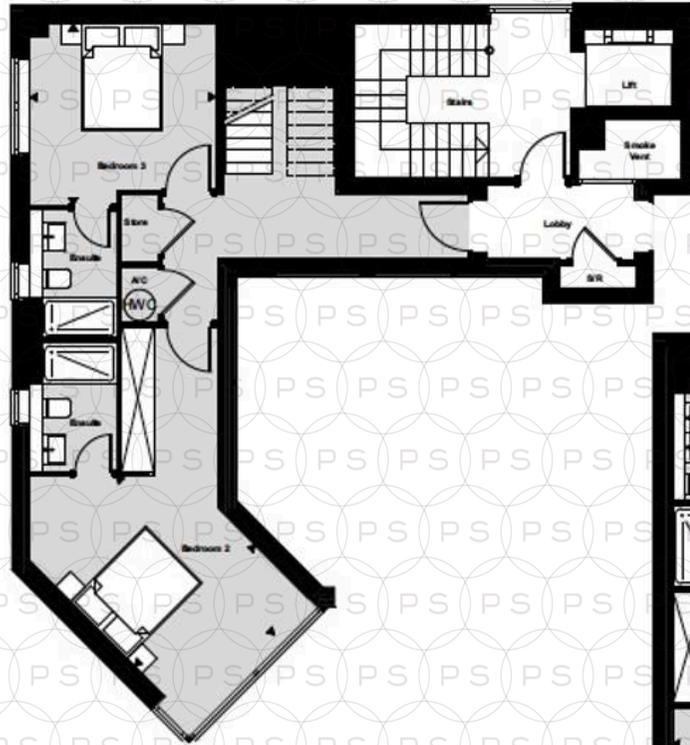


Apartment 8 (Penthouse) - Third & Fourth Floor

Gross Internal Area: 205.9 sqm (2,216 sq ft)

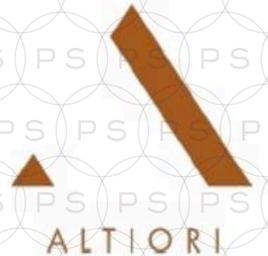
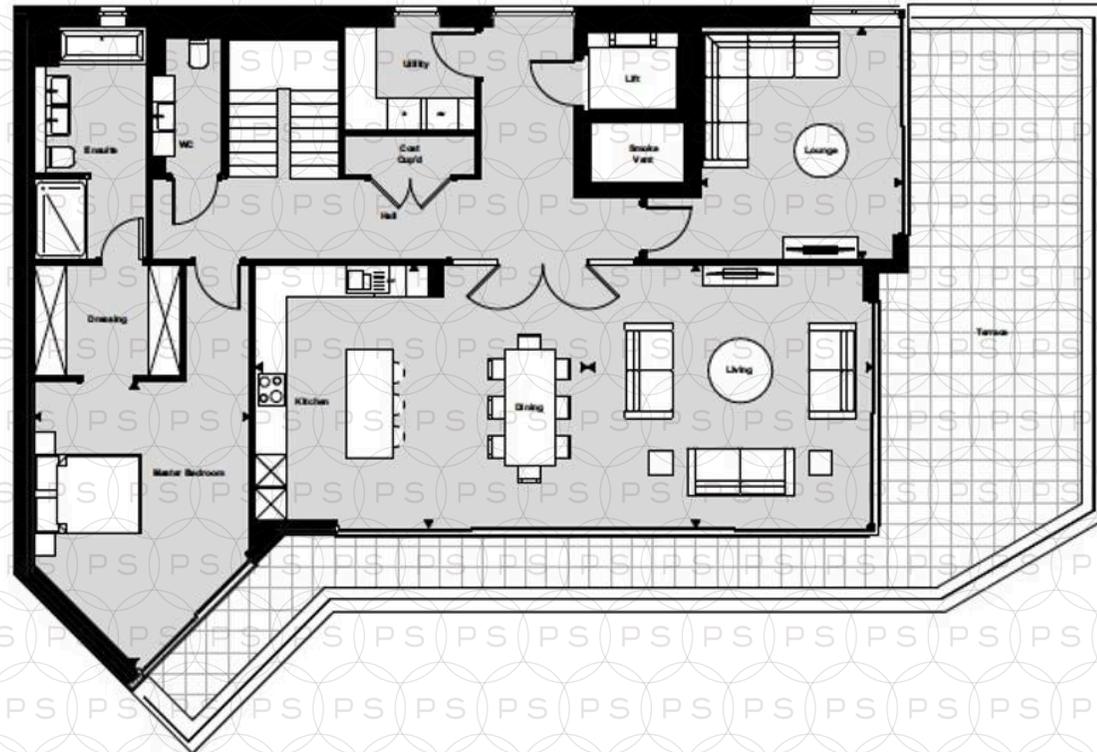
Terrace: 50.3 sqm (541 sq ft)

Total: 256.2 sqm (2,757 sq ft)



Room Dimensions

Living:	5.20m x 4.79m	(17'1" x 15'9")
Kitchen / Dining:	6.25m x 4.79m	(20'6" x 15'9")
Lounge:	3.63m x 4.35m	(11'11" x 14'3")
Master Bedroom:	4.06m x 5.31m	(13'4" x 17'5")
Bedroom 2:	3.21m x 4.20m	(10'6" x 13'9")
Bedroom 3:	3.49m x 3.40m	(11'5" x 11'2")





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