



house & son

**Alton Road**

Poole, BH14 8SJ

**Guide Price £340,000**

- No Forward Chain
- Two Double Bedrooms and Two Bathrooms
- 19ft x 14ft Living Room
- Kitchen/Breakfast Room
- 13ft x 8ft South West Facing Balcony
- Garage and Allocated Parking
- Long Lease and Part Share of Freehold
- Sea Glimpses and Purbeck Views



## HOUSE & SON

SEA GLIMPSE AND PURBECK HILLS VIEW!!! A secluded small rise building of 7 flats, screened to the road with mature trees and shrubs. This elevated position enjoys the benefit of privacy. Within minutes you are in the popular Ashley Cross with its cafes and restaurants. There are several recreational parks in close proximity, with Poole Quay and "Sandbanks Peninsula" a short drive away. A truly must see 2nd floor apartment with large private south westerly aspect terrace balcony, with sea glimpses and views towards the Purbeck hills. The accommodation is well proportioned with benefit of remodelled kitchen/breakfast room, a large south westerly aspect living room with direct access onto private terrace/balcony enjoying far reaching views. Further accommodation includes two double bedrooms and two bathrooms (en-suite to master bedroom). Recently redecorated and carpeted a highly desirable home,

with allocated parking space and GARAGE. This property benefits from Share of Freehold and no forward chain. Not to be missed!

### RECESSED PORCH

Shelter provision. Porta phone entry. Communal entrance hall with lift and stairwell. Second floor apartment No 2. Panelled front door, brush chrome effect door furniture.

### ENTRANCE HALL

An inviting communicating hallway with all principal rooms leading off. Ornate coved ceiling. Radiator. Provision for shoes/coats etc. two well proportioned general storage closets, fitted with shelving and hanging rail.

### LIVING ROOM

**19' 2" x 14' 7" (5.84m x 4.44m)**

Full height floor to ceiling patio doors, an abundance of natural light from the south westerly aspect. The patio doors accessing

onto a good size entertainment/seating area terrace balcony with far reaching views towards the sea and beyond, the Purbeck hills. This living space has an enviable outlook and an extension to the living area being the private terrace balcony. TV media point. Radiator. (Return door to kitchen/breakfast room).

### BALCONY TERRACE

**13' 0" x 8' 0" (3.96m x 2.44m)**

A wonderful entertainment/al-fresco dining private terrace balcony with far reaching views towards the sea glimpses and Purbeck hills. Perfect for any day use with a south westerly aspect.

Agent's note: A further storage area for outside furniture etc

### KITCHEN/BREAKFAST ROOM

**10' 10" x 9' 4" (3.3m x 2.84m)**

Double glazed window to side. A recently remodelled kitchen finished to a high specification throughout. Deep modular sink with mono block "swan neck" brushed chrome tap over, drainer. Fitted

range of eye level units with under counter lighting.

Complementing fitted range of base units incorporating drawers with square rounded edge work top surfaces, contrasting upstands, inset four ring gas hob with concealed cooker filter hood extractor over, single electric combination oven. Integrated dishwasher, integrated washing machine, integrated fridge/freezer. Provision for table and chair set. Radiator. Coved ceiling. A "crisp feel" to this room from the linea lines of the remodelled kitchen to the "on point" decoration.

Agent's note: Wall mounted cabinet concealing gas fired combination boiler. The kitchen /breakfast room accessed via entrance hall and from the living room.

### **BEDROOM ONE**

**12' 1" x 10' 7" (3.68m x 3.23m)**

Double glazed window to rear, outlook over lawned communal garden area to rear. Radiator. TV connection point.

### **EN-SUITE**

**7' 0" x 5' 2 max" (2.13m x 1.57m)**

Quadrant oversized shower with fitted sliding door and fitted panel enclosure. Pedestal wash hand basin, enclosed system WC. Tiled walls, extractor fan, vanity light.

### **BEDROM TWO**

**11' 8" x 8' 0" (3.56m x 2.44m)**

Double glazed window to rear. Radiator. Coved ceiling.

### **BATHROOM**

**8' 0" x 5' 8" (2.44m x 1.73m)**

Contrasting floor to ceiling tiled walls with mid point tiled border. Bath with hand grips, mixer filler taps over, shower attachment. Bathroom furniture comprising of vanity unit with wash hand basin and storage. Enclosed cistern WC. Radiator. Extractor fan. Obscure double glazed window to side.

### **EXTERNALLY**

Screened to the Road, with centralised driveway leading to parking bay.

### **PARKING BAY**

There is an allocated parking space in this area for all apartments. The driveway leads to garage.

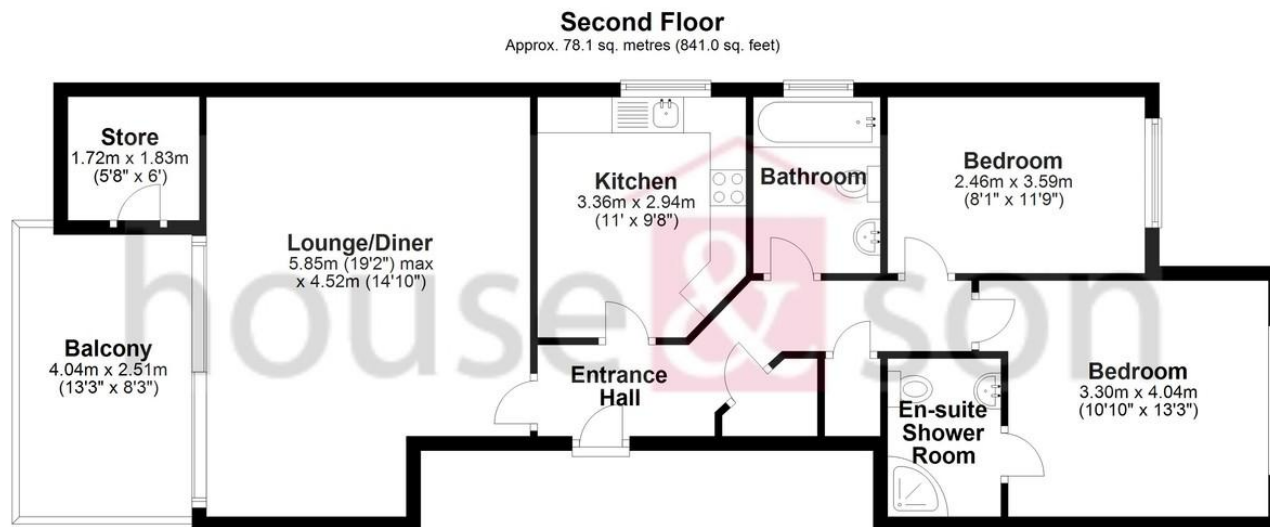
### **GARAGE**

There is a terrace of four garages. Apartment No2 has a garage within this terrace. Up and over door, power and lighting.

### **COMMUNAL GROUNDS**

The grounds enveloping this development and offers a high degree of privacy to the residents. A really good example of a purpose built apartment in the lower Parkstone/Ashley Cross location. Viewing is highly recommended!





Total area: approx. 78.1 sq. metres (841.0 sq. feet)

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Plan produced using PlanUp.

## COUNCIL TAX BAND

Tax band D

## TENURE

Share of Freehold

## LOCAL AUTHORITY

Bournemouth, Christchurch and Poole Council

English | [Contact](#)

## Energy performance certificate (EPC)

Full 2 Asset Count 26 Asset Types 100000 2011-2012	Energy rating <b>C</b>	Valid until 28 November 2018 Certificate number 2776-3698-6019-4750-6204
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Property type	Mid-floor flat
Total floor area	79 square metres

## OFFICE

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