



**ATHERTONS**  
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**Flat 2, Navarac Court, Lower Parkstone, Poole, BH14 8TW**

**Guide Price £265,000**





## Flat 2

Navarac Court, Lower Parkstone, Poole

Perfectly positioned in the heart of Lower Parkstone, one of Poole's most desirable residential areas, this beautifully elevated ground-floor apartment offers an exceptional blend of contemporary comfort and prime location appeal. Just a short stroll from the vibrant atmosphere of Ashley Cross, this impressive home provides spacious living areas, modern conveniences, and stunning outdoor features, making it an ideal choice for those seeking a refined and well-connected residence.

Designed to maximise natural light and space, this apartment features a bright and inviting lounge/dining area with floor-to-ceiling patio doors that open onto a south-facing balcony. This outdoor space offers picturesque glimpses of Poole Harbour and the stunning Purbeck Hills, providing a perfect setting for morning coffee, al fresco dining, or simply unwinding in the sun.

The well-proportioned kitchen/breakfast room is thoughtfully designed to balance style and practicality. It offers ample worktop space, modern cabinetry, and integrated appliances. The adjoining utility room provides additional convenience, ensuring a well-organized and functional home environment.





The apartment boasts two generously sized double bedrooms, both offering plenty of storage space and a peaceful retreat from the main living areas. The contemporary bathroom has been elegantly finished with modern fixtures and fittings, ensuring a sleek and sophisticated feel.

Situated in one of Poole's most sought-after neighbourhoods, this property benefits from easy access to an array of local amenities. The popular Ashley Cross village is just a short walk away, offering an eclectic mix of boutique shops, trendy cafés, fine dining restaurants, and vibrant bars.

For outdoor enthusiasts, the property is close to Poole Harbour, Sandbanks beaches, and local nature reserves, providing endless opportunities for watersports, scenic walks, and leisure activities.

Additionally, the area is well-served by excellent transport links, with Parkstone railway station nearby, offering direct routes to London Waterloo and other major destinations. Convenient road networks provide easy access to Poole, Bournemouth, and beyond.







Parkstone is a vibrant and diverse suburb of Poole, Dorset, known for its characterful neighbourhoods, excellent amenities, and proximity to the coast. Divided into Lower Parkstone and Upper Parkstone, the area appeals to a wide range of residents, from young professionals to growing families and retirees. At the heart of Lower Parkstone lies Ashley Cross, a lively and fashionable hub filled with boutique shops, artisan cafés, stylish restaurants, and cosy pubs. The area has a strong village-like feel and hosts regular markets and community events, enhancing its friendly and sociable atmosphere. Parkstone is well-connected, with Parkstone railway station providing direct links to Bournemouth, Southampton, and London Waterloo. Major roads such as the A35 and A3049 offer easy access to nearby towns and attractions, including the award-winning beaches at Sandbanks and the tranquil waters of Poole Harbour. The suburb features a mix of Victorian and Edwardian homes, modern flats, and spacious family houses set among tree-lined streets and green open spaces. Reputable schools, including Parkstone Grammar School, add to the area's appeal for families. With a strong sense of community, beautiful surroundings, and a dynamic local culture, Parkstone offers a balanced lifestyle where coastal charm meets urban convenience. Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: F

NO CHAIN – Stylish ground-floor apartment in sought-after Lower Parkstone with south-facing balcony, glimpses of Poole Harbour, spacious

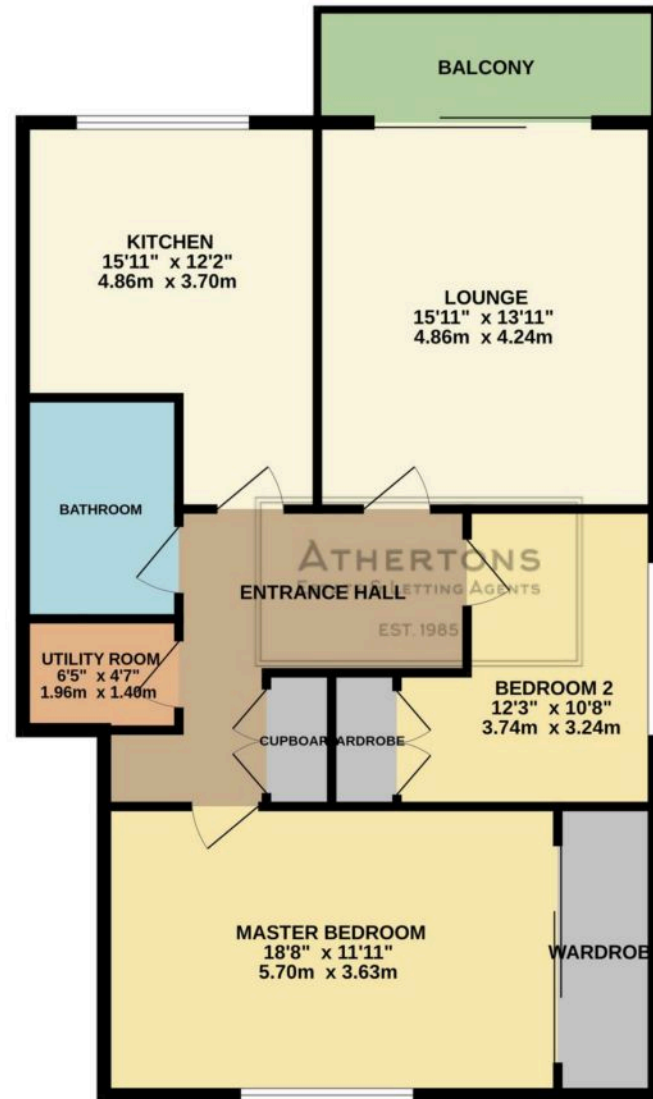








GROUND FLOOR  
995 sq.ft. (92.4 sq.m.) approx.



TOTAL FLOOR AREA : 995 sq.ft. (92.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
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