

**Flat 9 Atlantic,  
169 Bournemouth Road, Poole,  
BH14 9EE**

**£259,950  
Leasehold**



**An exciting opportunity to acquire a recently completed two bedroom penthouse apartment conveniently situated close to Ashley Cross village and Penn Hill which offer a variety of local amenities including bars, restaurants and coffee shops. The attention to detail and use of high quality fixtures and finishes throughout have created a stylish and contemporary home with light and spacious accommodation, incorporating a double height open plan living/kitchen/dining space opening onto a south facing balcony, two double bedrooms and a family bathroom. Other features include under floor heating, double glazing, car parking space, bike space and a new lease.**

**APPROACH** Via a secure communal front door with video entry

**ENTRANCE FOYER** With stairs to all floors

**ENTRANCE HALL** Laminate flooring, ceiling spotlights, access to loft space, large full height storage cupboard

**OPEN PLAN KITCHEN/DINING/LIVING SPACE** 17' 11" x 13' 8" (5.46m x 4.17m) A contemporary double height living space, open to the eaves with a feature double glazed south facing picture window with double doors opening onto a private balcony. ceiling spotlights, laminate flooring. The kitchen is fitted with a range of modern matte finish units comprising base and wall mounted cupboards and drawers with aluminium handleless rail finish and soft close hinges, complementary work surface areas having tiled splashbacks, Blanco Silgrante single bowl sink with matching mixer tap, Bosch electric oven in black glass and stainless steel, Bosch induction hob with extractor hood, integrated fridge and freezer, integrated dishwasher and washing machine, Velux style window, space for a family dining table.

**BALCONY** A generous south facing balcony with space for a table and chairs

**BEDROOM 1** 12' 2" x 9' (3.71m x 2.74m) UPVC double glazed side aspect window, ceiling spotlights

**BEDROOM 2** 11' 7" x 8' 6" (3.53m x 2.59m) UPVC double glazed side aspect window, ceiling spotlights

**BATHROOM** Fitted with a contemporary white suite comprising panel enclosed bath with large overhead mains shower, glazed shower screen, wall hung WC with concealed cistern, Vitra countertop wash hand basin with bespoke vanity unit, ceramic tiled walls and floor, Velux window, ladder style heated towel rail, ceiling spotlights, extractor fan

**LEASE INFORMATION** We are informed by the vendor that the property is held on a 125 year Lease.

**GROUND RENT** £250 p.a.

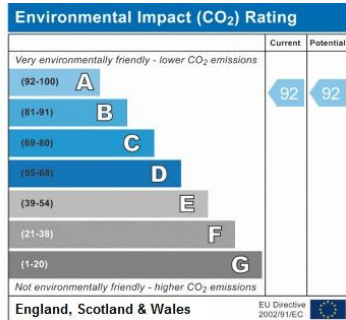
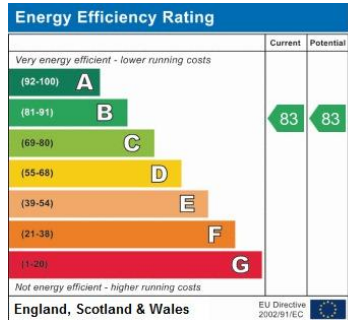
**SERVICE CHARGE** £820 p.a.



**COUNCIL TAX BAND 'C'** This information has been supplied by Bournemouth, Christchurch and Poole Council, and we would suggest you verify this information prior to purchase.

**Consumer Protection from Unfair Trading Regulations 2008.** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

**Ref: 14077**





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