

Warwick View, Belle Vue Road, BH14



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ESTATE AGENTS

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What it has.

This apartment occupying the entire top floor of Warwick View, features three generous double bedrooms, including an impressive principal bedroom suite with its own en-suite shower room and access to a second private balcony. The remaining bedrooms are served by a modern family bathroom, making the layout ideal for families, downsizers, or those seeking flexible space for guests or a home office.

Adjacent to the living room is a dedicated dining room, creating a natural flow for entertaining, while the separate kitchen is well-proportioned and thoughtfully laid out, offering plenty of storage and workspace.

The property is accessed via a lift and opens into a wide and welcoming hallway, providing excellent separation between the living and bedroom accommodation. The main living space is a stand-out feature, measuring over 20 ft in length, offering ample space for both relaxing and entertaining, and direct access to a private balcony.

This substantial apartment offers a rare opportunity to acquire a home of this size and layout, combining comfort, practicality, and desirable apartment living.



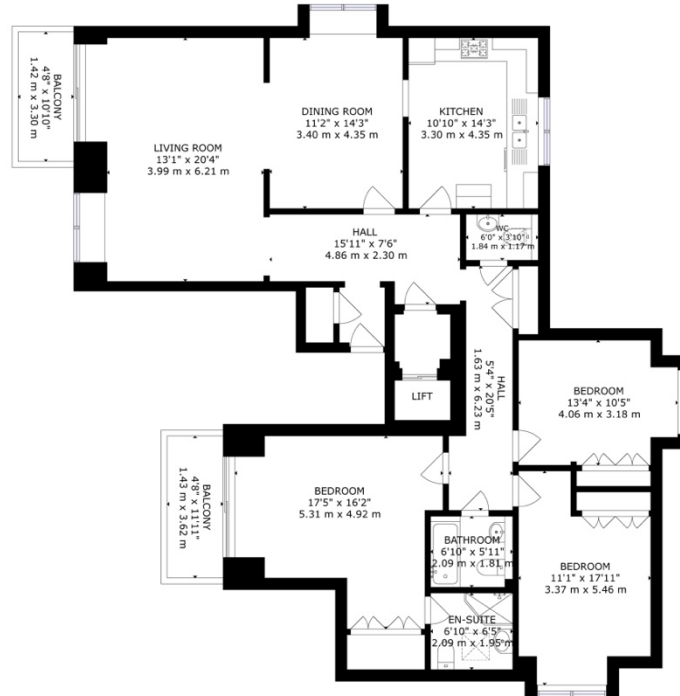


What the owner says.

“Being a top floor apartment it has extensive views towards Poole Harbour, Brownsea Island and the Purbeck Hills and the block is located on a very quiet road. It has 3 large bedrooms which are ideal when family come to stay, a large south facing lounge with balcony and another south facing balcony accessed from the master bedroom - both balconies get lots of sunshine. It also has a large kitchen for informal entertaining. It is very convenient for shops [Ashley Cross], within easy walking distance of Parkstone Station and convenient for access to Bournemouth and roads leading west. Belle Vue Road does not have any parking restrictions. I'm moving for personal family reasons and I shall miss living here because of the outlook, the near-by amenities, shops etc.”

Where it is.

You cannot fault the location of this property. It is within easy reach of local schools, amenities, parks and award-winning beaches of the sandbanks peninsular. Ashley Cross has a 'village' feel with an array of amenities, coffee shops, trendy bars, post office, patisseries plus much more. Parkstone train station is within walking distance with direct lines to Southampton, Winchester and London Waterloo.



GROSS INTERNAL AREA
 EXCLUDED AREAS: BALCONY: 106 sq.ft, 10 m²
 TOTAL: 1632 sq.ft, 152 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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Technical bits.

- Approx 1632 Sq. Ft in accommodation
- Share of freehold 999 years from 2006
- Council tax band - F
- Two balconies both with sea views
- EPC - C
- Maintenance fees £373 pcm
- 2 separate garages
- Short distance from Ashely Cross and Award winning Beaches

DISCLAIMER: Please note if any measurements are quoted these are approximate and for guidance only. The fixtures, fittings and appliances have not been tested and therefore no guarantees can be made they are working order. The floorplan/EPC has been provided by a third party and therefore we cannot be responsible for the accuracy. You are advised to contact the local authority for details of the council tax. Photographs produced are for general purpose only and any it cannot be assumed items shown are included on the sale. These particulars are believed to be correct but their accuracy cannot be guaranteed and they do not constitute an offer or form part of any contract. Solicitors are specifically requested to verify the details of our sales particulars in the pre-contract enquiries, in particular the price, local and other searches, in the event of a sale.