



**frost & co**  
ESTATE AGENTS

# SANCTUM

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LUXURY APARTMENTS

**WHITELOCK**  
BUILDING SINCE 1899

**Sanctum is a brand new development of 27 spacious one and two bedroom apartments and three penthouses all with underground parking and nearly all will have a balcony or terrace. Each apartment has been carefully designed to maximise floor space and provide adequate storage.**

**The development is constructed by The Whitelock Group, with a 100 year heritage of building in Poole.**

### Location

86-88 Bournemouth Road, Lower Parkstone  
Poole, Dorset BH14 0HA

The Sanctum Development is perfectly located within walking distance of local shops including Waitrose, and is on the convenient M1 and M2 Bus Route. Also nearby are Ashley Cross Village and Railway Station (0.6 miles), Sandbanks Beaches (3.3 miles), Poole Town Centre (2.6 miles), and Bournemouth Town Centre (3.2 miles).

### Apartment Features

The features of each apartment are as follows:

- All main bedrooms come with fitted wardrobes by Hale and Murray
- Luxury kitchen with a gas hob, electric oven, fridge freezer, dishwasher and washer/dryer
- Gas central heating system
- UPVC double glazing
- Luxury bath and shower rooms with contemporary tiling. Vanity units by Hale and Murray are fitted in all bathrooms
- Most apartments have either a balcony or terrace

- Secure underground parking space with electric gate
- 10 Year LABC warranty
- Fitted Carpets
- Cable and satellite TV connections (subject to subscription)
- Burglar alarm
- Communal cycle store
- Video entry phone
- Lift to all floors including basement parking
- Visitors car parking (10 spaces)
- Landscaped communal gardens
- Low energy LED lighting
- Tenure – Shared Freehold

### Service Charge

Service charge to include amongst other items communal electricity, cleaning of communal hallways, buildings insurance, managing agents fee, gardening and lift maintenance. Please enquire for further details.

### Viewing

All viewings are to be booked although we will be operating some Open Days at weekends. Please contact our office on 01202 778855 or email [parkstone@frostandco.net](mailto:parkstone@frostandco.net) for an up to date list of Open Days or to arrange a viewing appointment.

Our Frost and Co Parkstone Sales Office is open  
Monday to Friday 9.00am – 6.30pm  
Saturday 9.00am – 5.00pm  
Sunday 9.30am – 2.00pm

### How To Reserve An Apartment

Our clients do not operate a reservation deposit scheme with this development, but you will need to be in a position to proceed in order to reserve an apartment. We will ask for evidence of finance or cash arrangements on reservation and normally expect contracts to be exchanged within 28 days. A member of our staff will be very happy to answer any questions that you may have.

#### Property Details – Misrepresentation Act:

Property particulars are produced in good faith and believed to be correct at the time of printing. Neither Frost & Co or their client guarantees their accuracy and they are not intended to form any part of a contract. No person in the employment of Frost & Co has authority to give any representation or warranty in respect of the Sanctum Development. All plans, dimensions and descriptions are intended only as a guide only. Prospective purchasers should make formal enquiries through their legal representatives to confirm final specification of each property in the development.

## Ground Floor

### Block A

- Flat 1** - 2 Bedroom  
76.65 sq. m
- Flat 2** - 2 Bedroom  
69.85 sq. m
- Flat 3** - 2 Bedroom  
70.77 sq. m
- Flat 4** - 2 Bedroom  
69.57 sq. m

### Block B

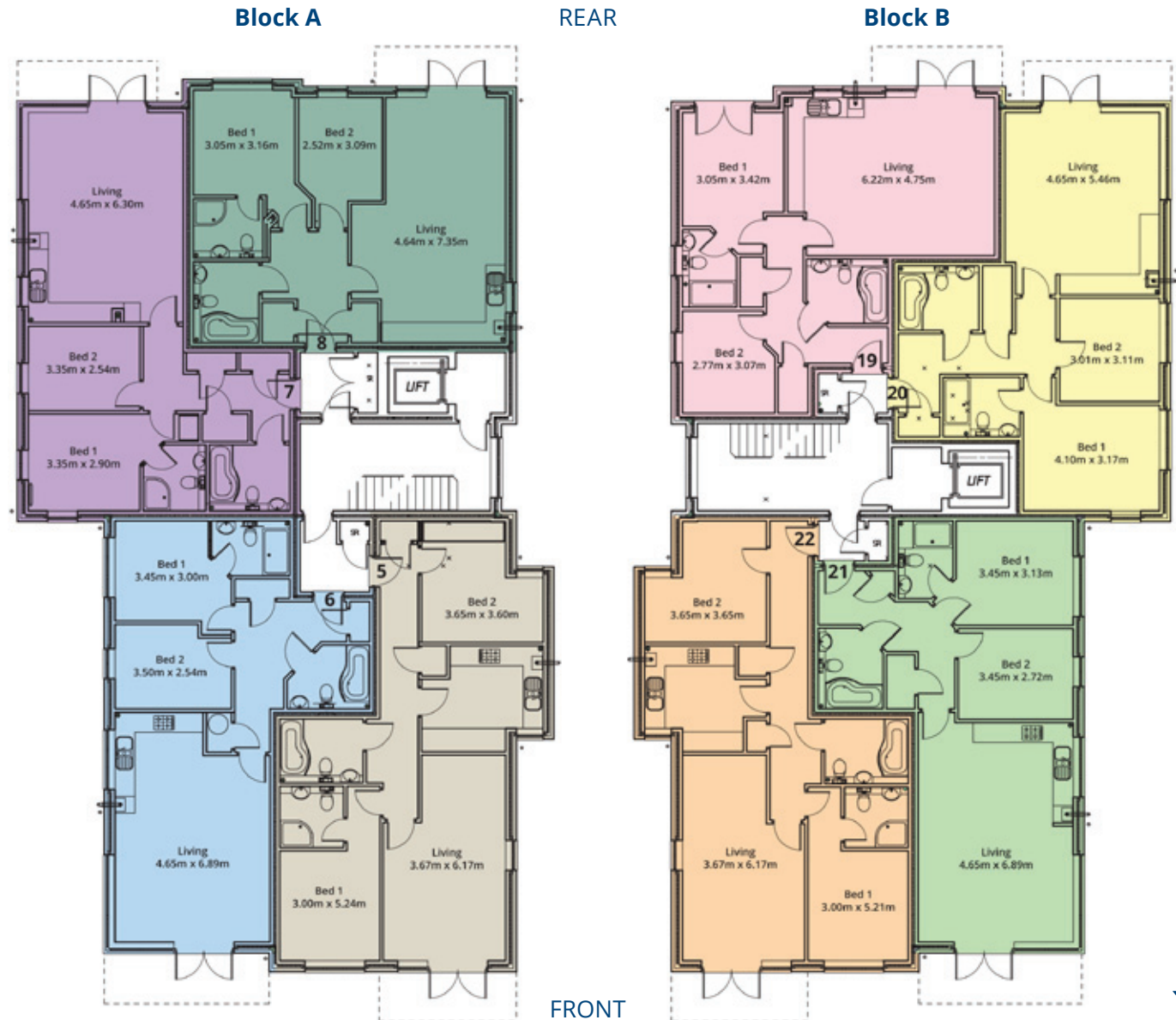
- Flat 15** - 2 Bedroom  
68.74 sq. m
- Flat 16** - 2 Bedroom  
70.73 sq. m
- Flat 17** - 2 Bedroom  
72.07 sq. m
- Flat 18** - 2 Bedroom  
76.57 sq. m



All square metre measurements shown are approximate floor area dimensions.

**First Floor**

- Block A**
- Flat 5** - 2 Bedroom  
76.65 sq. m
  - Flat 6** - 2 Bedroom  
69.85 sq. m
  - Flat 7** - 2 Bedroom  
70.77 sq. m
  - Flat 8** - 2 Bedroom  
69.57 sq. m
- Block B**
- Flat 19** - 2 Bedroom  
68.74 sq. m
  - Flat 20** - 2 Bedroom  
70.73 sq. m
  - Flat 21** - 2 Bedroom  
72.07 sq. m
  - Flat 22** - 2 Bedroom  
76.57 sq. m



All square metre measurements shown are approximate floor area dimensions.



## Second Floor

### Block A

- Flat 9** - 2 Bedroom  
76.58 sq. m
- Flat 10** - 2 Bedroom  
69.85 sq. m
- Flat 11** - 2 Bedroom  
56.26 sq. m
- Flat 12** - 1 Bedroom  
52.00 sq. m

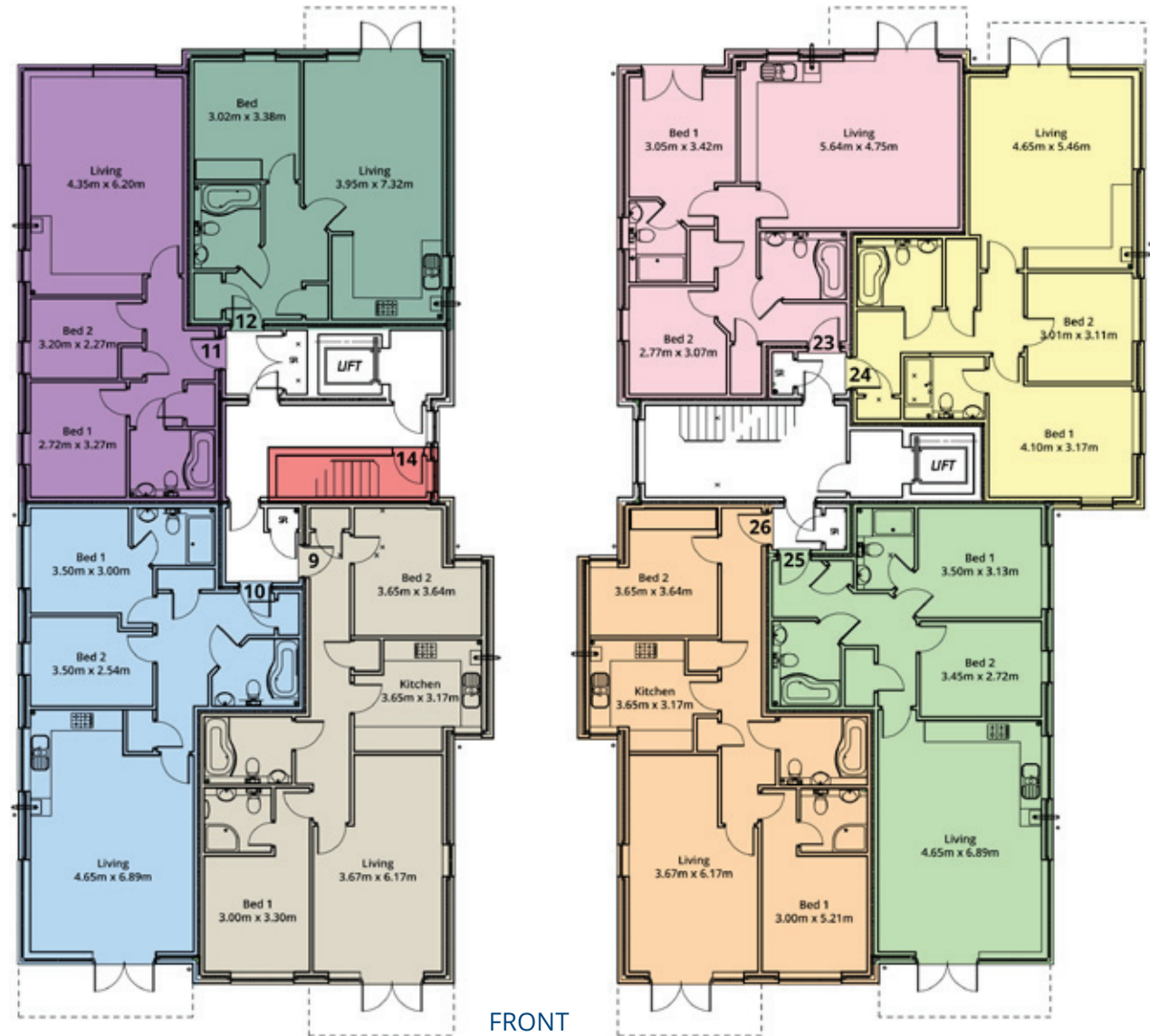
### Block B

- Flat 23** - 2 Bedroom  
69.05 sq. m
- Flat 24** - 2 Bedroom  
70.90 sq. m
- Flat 25** - 2 Bedroom  
72.07 sq. m
- Flat 26** - 2 Bedroom  
77.02 sq. m

Block A

REAR

Block B



All square metre measurements shown are approximate floor area dimensions.



**Third (Top) Floor - Penthouses**

- Block A**
  - Flat 14** - 3 Bedroom  
130.22 sq. m
  
- Block B**
  - Flat 27** - 2 Bedroom  
79.93 sq. m
  - Flat 28** - 2 Bedroom  
84.92 sq. m



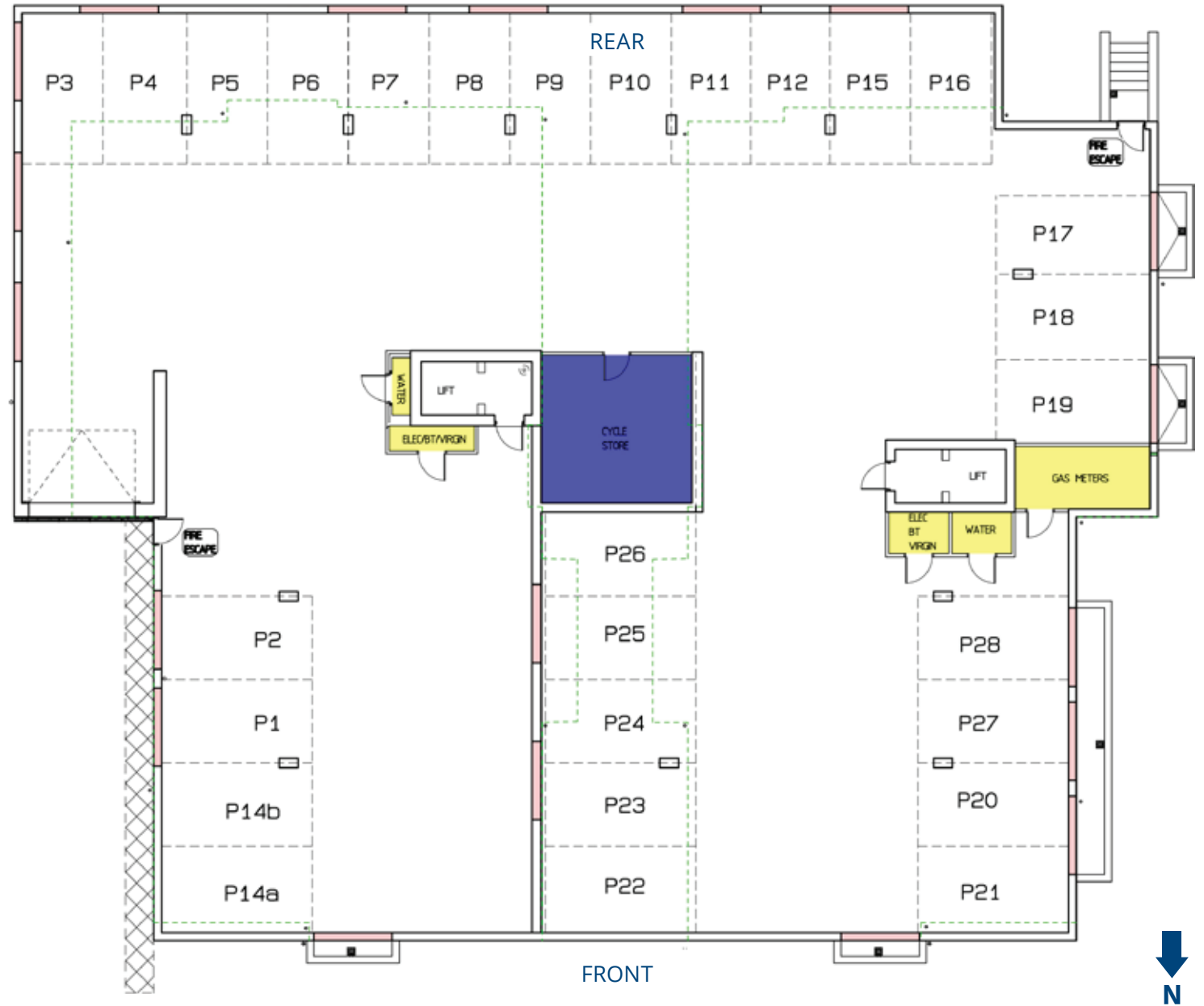
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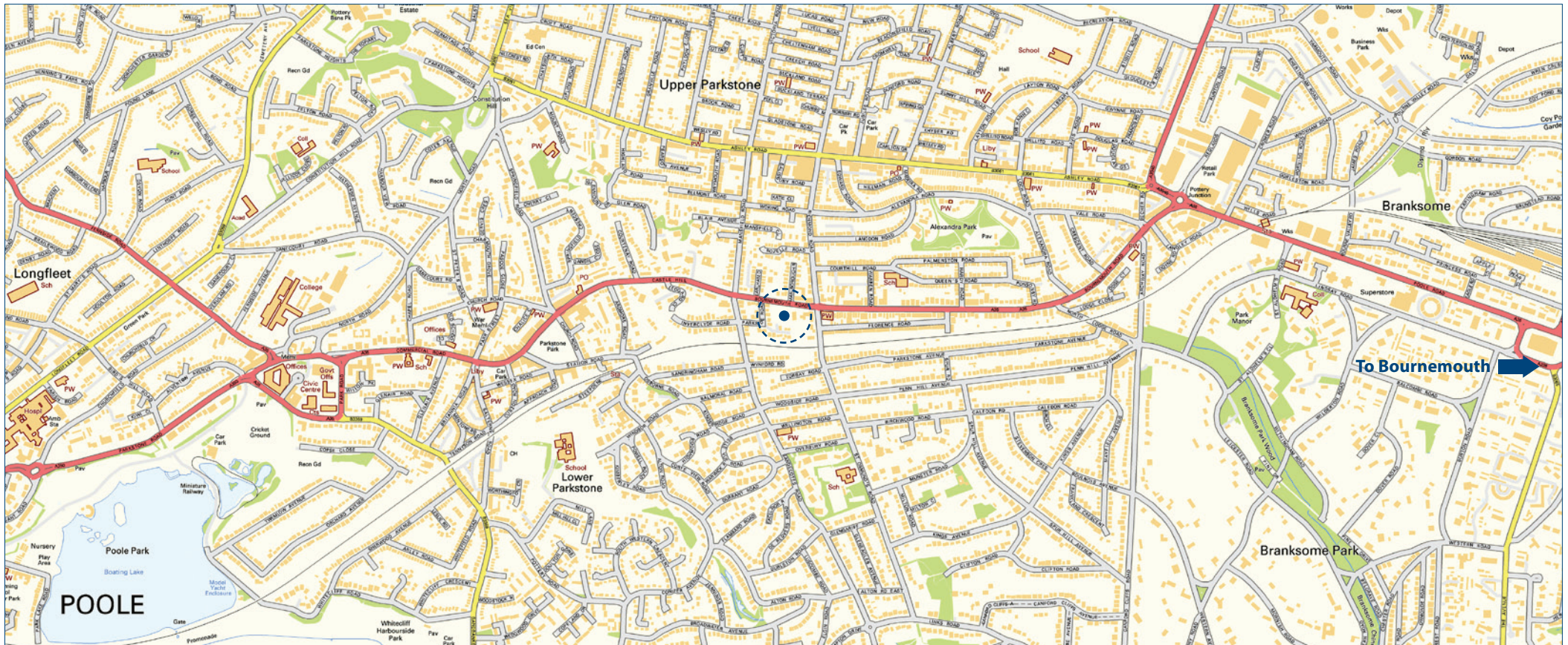
# Basement

## Key

- Communal Cycle Store
- Communal Services



**Sanctum | 86-88 Bournemouth Road | Lower Parkstone | Poole | BH14 0HA**



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