



16 Inverclyde House, Inverclyde Road, Lower Parkstone, Poole, Dorset BH14 8PD

£290,000

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£290,000 Shared Freehold

LAST REMAINING BRAND NEW APARTMENT - UNEXPECTEDLY RE-AVAILABLE - FAR REACHING HARBOUR VIEWS AND UNDERGROUND PARKING SPACE. This top floor, two bedroom two bathroom (en-suite) luxury apartment is located in a quiet, mature cul de sac between Pennhill and Ashley Cross. viewing recommended.

Inverclyde house is a development of 18 luxury apartments built by well respected local house builders, Whitelock. Building locally in Dorset since 1899 the firm enjoy a reputation for traditional craftsmanship and high standards.

Communal entrance hall on ground floor with stairs and lift to all floors. Seascape art in main foyer

Entrance Hall with storage cupboards, video entryphone

Living Room - A lovely bright spacious room facing due south. Radiator and LED lighting there is a TV point with Sky (sts) and two further windows, one of which provides a panoramic view of the Harbour and some of the Islands.

Kitchen Well equipped with integrated fridge, freezer, washing machine. There is a built in hob, oven and extractor along with a range of soft tone matching shaker cupboards and draws with a contrasting work surfaces. Tiled floor and space for a dining table. A nice view of Poole Harbour is

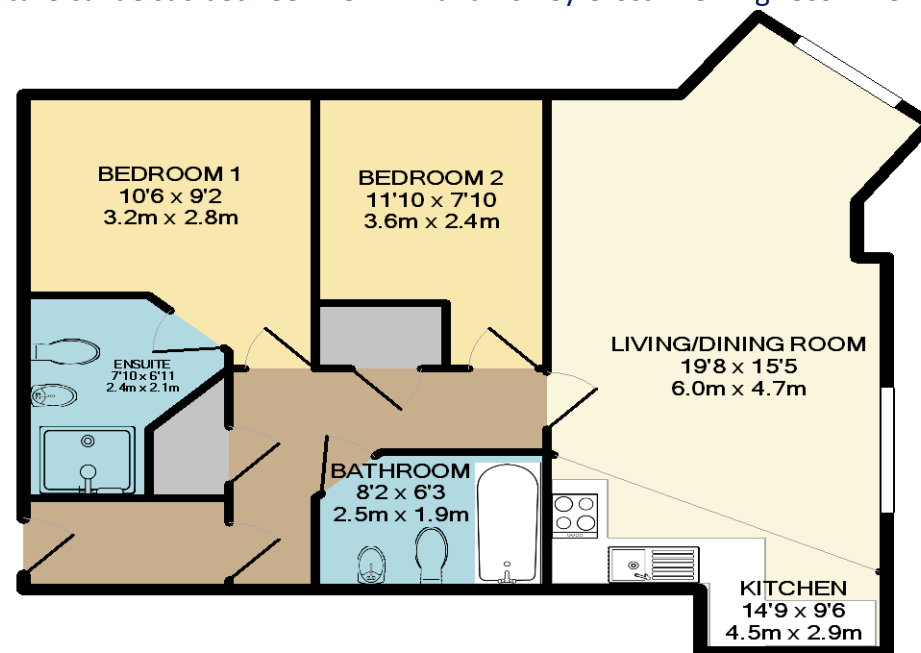
enjoyed from a window at this end of the kitchen. LED kickboard lighting.
Bedroom One - Custom fitted wardrobes, TV point, radiator, window to side
En-Suite Shower room - Luxury suite with bespoke cabinetry, low level WC, semi recessed wash hand basin and large walk in shower. LED lighting and extractor.

Bedroom Two TV point, Radiator, window to side

Main Bathroom - Fully tiled and fitted with a shaped bath with shower over the top. Vanity unit with basin and low level WC with concealed cistern. Fitted mirror and shaver point, combination towel/radiator.

Communals - There is a passenger lift to all floors including the underground car park level. Here you will find one allocated parking space for the apartment and a locking communal bike store. Just outside the garage is an enclosed recycling and waste bin store. Two exterior visitor car parking spaces with ample street parking also available. A remote control door keeps the garage area secure.

Service charge - £1184 to include contribution to a reserve fund, building insurance, communal



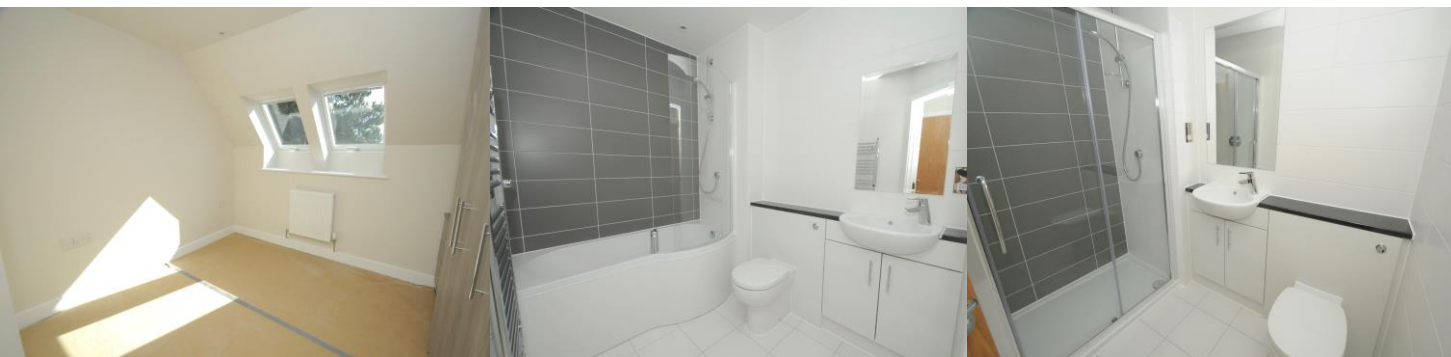
TOTAL APPROX. FLOOR AREA 753 SQ. FT. (70.0 SQ. M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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