

FOR SALE



Aspects, 1 Wyndham Road, Lower Parkstone
£462,500


MARTIN&CO



**Aspects,
1 Wyndham Road,
Lower Parkstone
£462,500**

- DUPLEX PENTHOUSE APARTMENT
- TWO DOUBLE BEDROOMS
- TWO BALCONIES
- SEA GLIMPSES FROM THE TOP FLOOR
- TWO ALLOCATED PARKING SPACES
- COUNCIL TAX BAND E - £2625pa



Introducing a luxurious living experience in Lower Parkstone. This immaculate duplex penthouse apartment offers distant sea views from the top floor, providing a serene backdrop for everyday living.

Boasting two double bedrooms the master bedroom has fitted wardrobes, two modern ensuite bathrooms, and a separate WC, this property offers spacious living accommodation with a feature bay window. The modern fitted kitchen benefits from some integrated appliances with breakfast bar and ample cupboard space, while the two balconies provide the ideal spot to soak up the sunshine.

Convenience is key with two allocated parking spaces, lift to all floors and a secure bike store. Situated within walking distance to Ashley Cross, Whitecliff Park, and Parkstone Train Station, residents can easily explore the vibrant surroundings and enjoy the plethora of nearby amenities.

ENTRANCE HALL Spacious entrance hallway with doors to principal rooms and staircase to the upper floor.

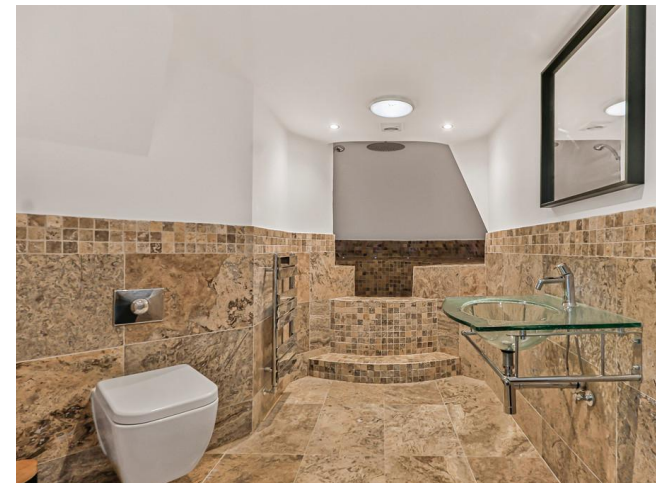
KITCHEN BREAKFAST ROOM Modern fitted kitchen with some integrated appliances, ample worktops and eye and base level units with breakfast bar peninsula.

LOUNGE/DINER Bright and spacious lounge dining room with feature bay window and patio doors to the South facing balcony

CLOAKROOM

BEDROOM TWO Double bedroom with patio doors to second balcony and access to its own ensuite shower room.

ENSUITE Shower cubicle, WC and wall hung washbasin



MASTER BEDROOM Situated on the upper floor, large double bedroom with fitted wardrobes, bright and airy, sea views from this floor, access to a fantastic ensuite bathroom

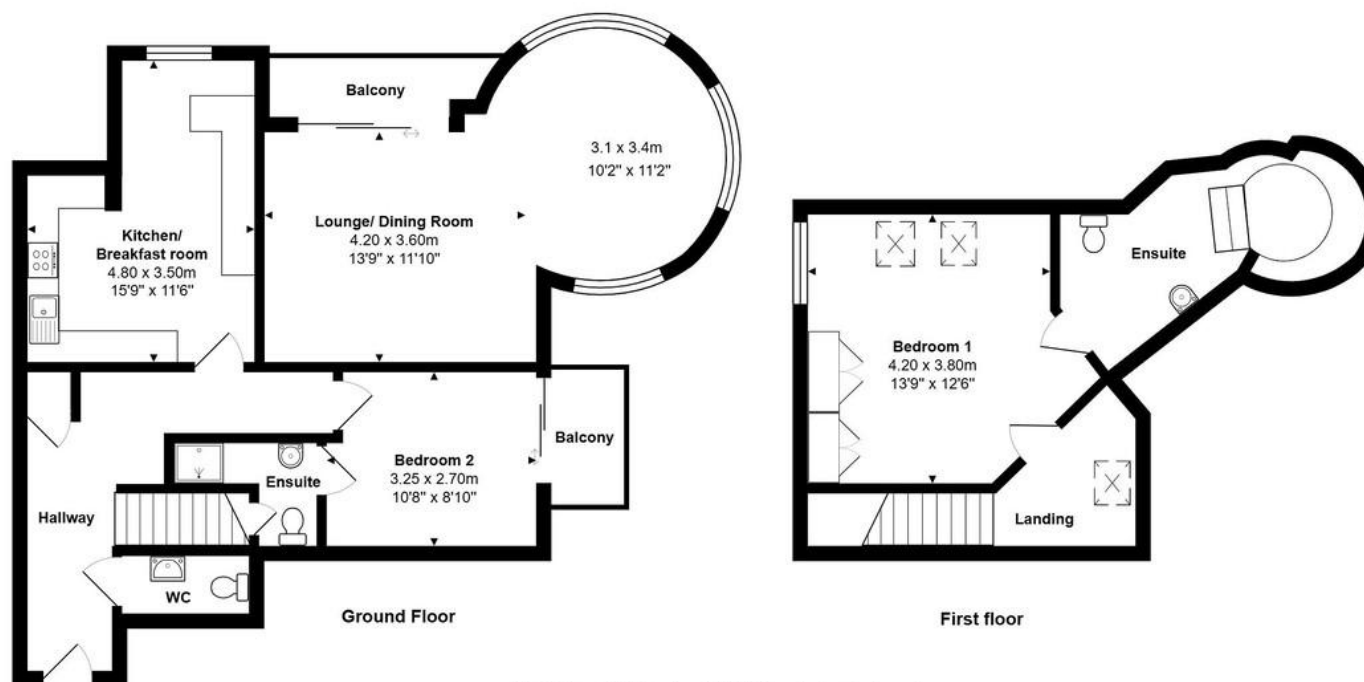
AGENTS NOTE: The vendor of this property is a member of staff at Martin and Co.

MASTER ENSUITE A particular feature of the apartment spacious ensuite bathroom with feature bath and three-way shower, wall hung WC and basin.



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	81 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		





Total Area: 101.1 m² ... 1089 ft² (excluding balcony)

All measurements are approximate and for display purposes only

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