



## PARK LANE, ASKING PRICE £600,000, SHARE OF FREEHOLD

THIS DELIGHTFUL THREE BEDROOM CLIFF TOP APARTMENT ENJOYS BREATHTAKING COASTAL VIEWS OF THE ISLE OF WIGHT, HURST CASTLE, ACROSS TOWARDS CHRISTCHURCH BAY AND HENGISTBURY HEAD. IDEALLY LOCATED WITHIN WALKING DISTANCE TO THE VILLAGE CENTRE AND ITS MANY AMENITIES. POSITIONED ON THE SECOND FLOOR, THIS SHARED FREEHOLD APARTMENT OFFERS A SERVICED LIFT AND SPACIOUS ACCOMMODATION THROUGHOUT. THIS PROPERTY FEATURES A SITTING ROOM, KITCHEN BREAKFAST ROOM, TWO DOUBLE BEDROOMS, SINGLE BEDROOM OR STUDY, TWO BATHROOMS AND A LARGE BALCONY RECENTLY UPDATED, IDEAL FOR ENJOYING THIS SPECTACULAR OUTLOOK. ADDITIONAL BENEFITS INCLUDE AN ALLOCATED GARAGE, PARKING AND VACANT POSSESSION. A MUST-SEE PROPERTY WITH NO FORWARD CHAIN

**Winkworth**

for every step...



**Approach:**  
Solid wooden front door with spy hole provides access to the:

**Large Entrance Hallway:**  
Triple sliding door built-in storage cupboards with both shelving and storage with an adjacent mega flow hot water cylinder with built-in time switch and controls, a single radiator and a wall mounted heating thermostat. Doors off to all accommodation including two part wooden and multi glazed doors leading to the:

**Sitting Room:**  
Dual aspect room with a double glazed full length window to the side enjoying uninterrupted views out towards the Isle of Wight and The Needles with further double glazed sliding patio doors which lead out onto the front terrace and again enjoying uninterrupted views out towards Christchurch Bay, the Isle of Wight and the Needles. An all-night fireplace with matching mantle incorporating an electric fire, a double radiator, four wall light points, television aerial points and power points.

**Balcony:**  
Enclosed to both sides with concrete walling and a wrought iron, a double glazed handout to the front with tiled flooring and outside curtain lights to provide alfresco dining light into the evening.

**Kitchen/ Breakfast Room:**  
Double glazed window to the side again enjoying views out towards Christchurch Bay, roll edged work surface in part to three walls. A range of base and drawer units below with further matching wall mounted units over including two display cabinets, one and a half bowl sink and drainer set to the works surface with mono taps above and InSinkErator with button to left, integrity fitted Bosch dishwasher with adjacent space and plumbing for washing machine, space for upright fridge freezer four ring Bosch Ceran hob with matching electric oven below, wall mounted heating and hot water timer switch and controls, tiling to all visible wall space and power points.

**Principle Bedroom:**  
Full height double glazed window giving direct views across to the Ocean and Christchurch Bay, a range of fitted bedroom furniture including his and hers single wardrobes with matching storage cupboards over and further matching bedside cabinets. A fitted dressing table with nine drawers and a further dressing area with two double door built-in wardrobes both containing hanging rails, separate storage space and power points.

**Ensuite Bathroom:**  
Obscure double glazed window to the side, matching suite comprising of low-level WC, a pedestal wash hand basin fitted bath with electric seat and door providing easy access with mono taps and shower attachment over, storage cupboard with shaver point, a wall mounted ladder style radiator and tiling to all visible wall space.

**Bedroom Two:**  
Double glazed window to the side, a double door built-in wardrobe with hanging rail and separate storage space, a double radiator, telephone points and power points.

**Bedroom Three:**  
Double glazed window to the rear, both double and single door built-in wardrobes with hanging rails and separate storage space, a single radiator, television aerial points and power points.

**Shower Room:**  
Matching suite comprising of low-level WC, a vanity wash hand basin with fitted cupboards below and wall mounted mirror fronted medicine cabinet with twin lighting over and shower cubicle with wall mounted Myra shower, a wall mounted ladder style radiator and tiling to all visible wall space.





**BALCONY**  
12'10" x 7'0"  
3.90m x 2.13m

**LIVING ROOM**  
22'9" x 12'10"  
6.94m x 3.90m

**BEDROOM**  
12'3" x 11'9"  
3.73m x 3.57m

**WARDROBE**

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**ENSUITE**  
7'1" x 6'1"  
2.15m x 1.85m

**KITCHEN**  
10'11" x 8'11"  
3.34m x 2.73m

**DINING CUPBOARD**

**ENTRANCE HALL**

**WARDROBE**

**BEDROOM**  
10'11" x 8'10"  
3.34m x 2.70m

**SHOWER ROOM**  
7'5" x 7'0"  
2.25m x 2.13m

**WARDROBE**

**BEDROOM/STUDY**  
13'1" x 11'9"  
3.98m x 3.57m

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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**Energy Efficiency Rating**

Very energy efficient - lower running costs

Current: 77 Potential: 81

Rating Scale:

- A (92-100)
- B (81-91)
- C (69-80)
- D (55-68)
- E (39-54)
- F (21-38)
- G (1-20)

Not energy efficient - higher running costs

England, Scotland & Wales

EU Directive 2002/91/EC

*Shown were correct at the time of printing.*

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