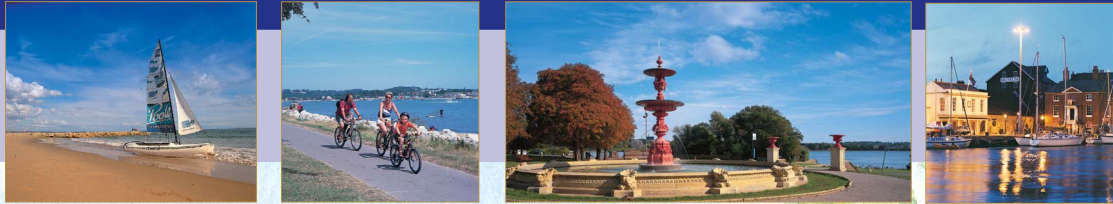


WINDSOR PLACE

5 WINDSOR ROAD • LOWER PARKSTONE

POOLE • DORSET



Windsor Road is situated within the Lower Parkstone conurbation and is a much sought after residential area which is very convenient for the “village” of Ashley Cross. The village is within walking distance and provides all local amenities including retail shops, banks, post office, mainline railway station and a variety of restaurants/bars.

Other local amenities include the close proximity of the fine sandy beaches of Sandbanks, Poole Harbour, Parkstone golf course and Poole Park leisure facilities.

Designed and constructed by local developers Ankers & Rawlings, Windsor Place consists of 5 two-bedroom apartments traditionally constructed with contemporary interior styling. Each apartment incorporates the highest quality of fixtures and fittings this being the hallmark of all Ankers & Rawlings developments.

The property enjoys a level plot within a mature setting comprising of lawned areas bounded by an extensive variety of well established landscaping. Every apartment benefits from dedicated parking with additional visitor parking contained within the development.

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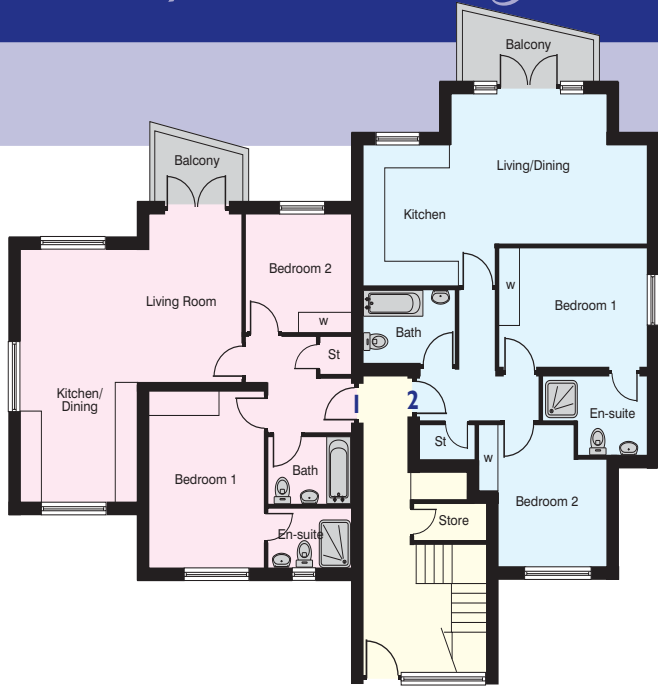


Artist's impression

FIVE 2 BEDROOM APARTMENTS SITUATED CLOSE TO POOLE'S GREAT AMENITIES AND A MAINLINE STATION

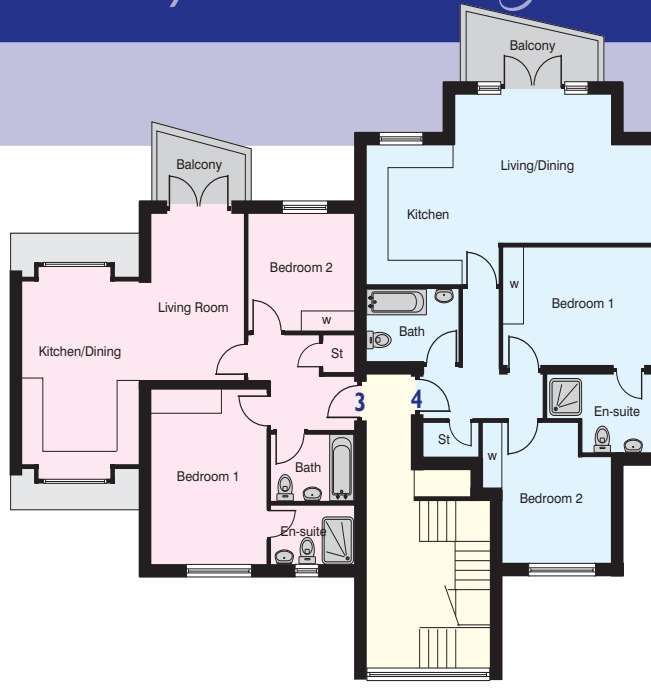
GROUND FLOOR

Apartments 1 & 2



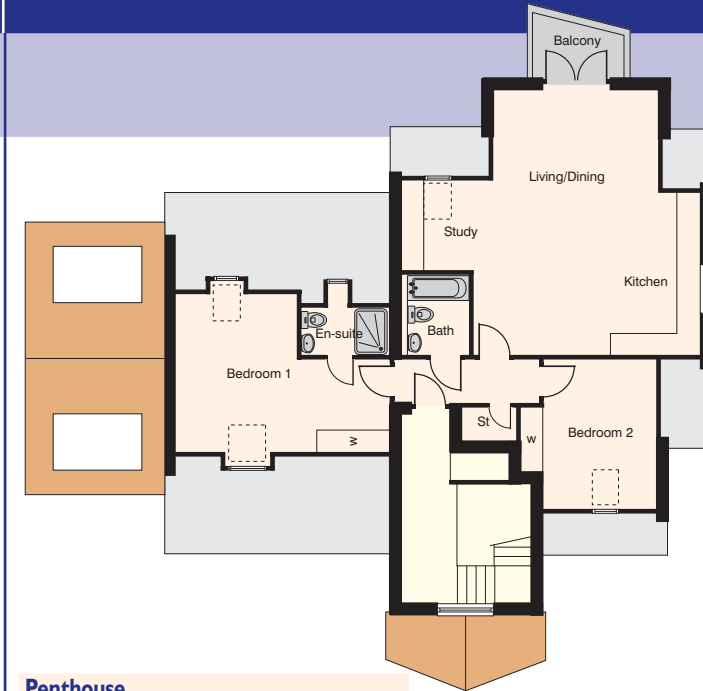
FIRST FLOOR

Apartments 3 & 4



SECOND FLOOR

Penthouse



Apartment 1	Apartment 2
Living Room 4.30 x 2.80m 14'1" x 9'2"	Living/Dining 5.20 x 3.80m 17'1" x 12'6"
Kitchen/Dining 6.55 x 3.30m 21'6" x 10'10"	Kitchen 3.60 x 2.70m 11'10" x 8'10"
Bedroom 1 4.55 x 3.20m 14'11" x 10'6"	Bedroom 1 3.10 x 4.15m 10'2" x 13'7"
Ensuite 1.50 x 2.30m 4'11" x 7'7"	Ensuite 2.00 x 2.80m 6'7" x 9'2"
Bedroom 2 3.00 x 3.00m 9'10" x 9'10"	Bedroom 2 3.70 x 3.00m 12'2" x 9'10"
Main Bathroom 1.70 x 2.30m 5'7" x 7'7"	Main Bathroom 1.90 x 2.60m 6'3" x 8'6"

Apartment 3	Apartment 4
Living Room 4.30 x 2.80m 14'1" x 9'2"	Living/Dining 5.20 x 3.80m 17'1" x 12'6"
Kitchen/Dining 6.55 x 3.30m 21'6" x 10'10"	Kitchen 3.60 x 2.70m 11'10" x 8'10"
Bedroom 1 4.55 x 3.20m 14'11" x 10'6"	Bedroom 1 3.10 x 4.15m 10'2" x 13'7"
Ensuite 1.50 x 2.30m 4'11" x 7'7"	Ensuite 2.00 x 2.80m 6'7" x 9'2"
Bedroom 2 3.00 x 3.00m 9'10" x 9'10"	Bedroom 2 3.70 x 3.00m 12'2" x 9'10"
Main Bathroom 1.70 x 2.30m 5'7" x 7'7"	Main Bathroom 1.90 x 2.60m 6'3" x 8'6"

Penthouse		
Living/Dining	7.20 x 4.40m	23'7" x 14'5"
Kitchen	4.40 x 1.10m	14'5" x 3'7"
Study	2.40 x 2.00m	7'10" x 6'7"
Bedroom 1	5.70 x 4.30m	18'8" x 14'1"
Ensuite	1.30 x 2.40m	4'3" x 7'10"
Bedroom 2	4.00 x 3.00m	13'1" x 9'10"
Main Bathroom	2.20 x 1.80m	7'3" x 5'11"



Joint Selling Agents

Specification for your comfort and convenience:

Internally the properties are to be luxuriously planned throughout including creatively designed kitchens, well appointed bathrooms with fully tiled floors and walls, all master bedrooms have en-suite facilities, lounges feature double doors leading onto balconies, smooth finish ceilings throughout with decorative corning, gas fired central heating, 10 year NHBC Buildmark Warranty.

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Canford Cliffs Tel: 708383

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The Selling Agents and the Developer reserve the right to alter and amend the information given on this leaflet if necessary. Nothing contained herein shall be, or shall be deemed to be part of any contract. The approximate dimensions quoted indicate maximum room sizes and are scaled from plans before construction has commenced. Potential buyers should note that no allowance has been made for the thickness of plaster or skirting boards, and all dimensions may vary during construction. They are not intended to be used for carpet sizes, appliance spaces or items of furniture. Apartments of the same type may vary in size and purchasers are strongly advised to confirm all measurements of their chosen home on site. Variation in the construction and landscaping should be expected. Illustration is an artist's impression.