

**William Court
SANDRINGHAM ROAD**

**Ideal family home, second home
or investment property**

Sales Pack

Lower Parkstone
Poole
BH14 8TH

Subject to Contract



OVERVIEW

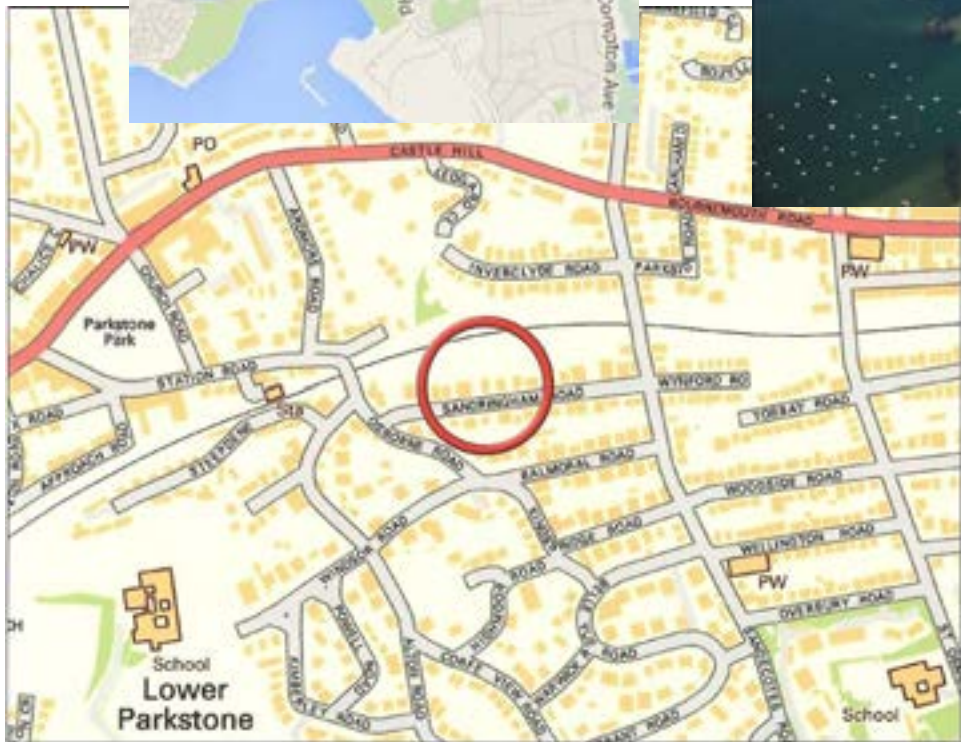
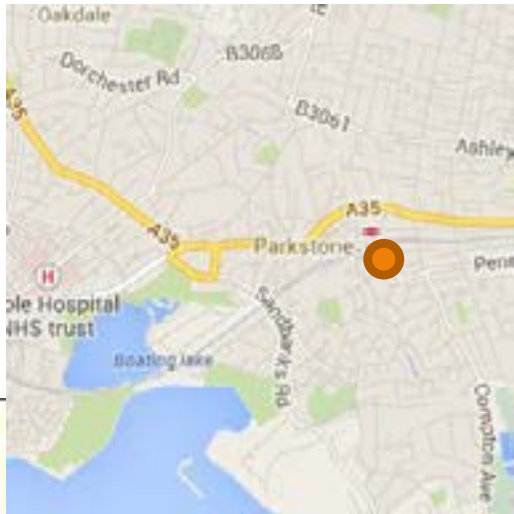
Sandringham Road

13 Sandringham Road
Lower Parkstone
Poole
BH14 8TH



The site has planning permission for 4 cluster townhouses of approximately 1275 sqft in size, comprising 3 bedrooms, family bathroom, en-suite bathroom to master bedroom, downstairs cloakroom, kitchen/dining family room, separate living room, private patio & garden area leading via patio doors from family/dining area, Juliette balcony to master bedroom and living room. Communal landscaped gardens, private & visitor car parking spaces and bike store.

Sandringham Road Location



The development is located ¼ mile from Parkstone main line railway station with links to London. Bournemouth & Poole only one stop away. The vibrant areas of Ashley Cross and Penn Hill are only a few minutes walk away incorporating a wide range of shops, amenities, bars and popular restaurants. Local golden award winning sandy beaches are also within easy reach.



South Elevation



West Elevation

Client • Jasall Estates Ltd

Title • Elevations 1

Project • 13 Sandringham Road



Drawing No. • 1000-01
 Scale • 1:100
 Drawn • jpf
 Checked • yjh

TRINITY
 ARCHITECTURE
 1000-01-01-1000-01-01-1000-01-01
 1000-01-01-1000-01-01-1000-01-01
 1000-01-01-1000-01-01-1000-01-01



Client • Jasall Estates Ltd

Title • Elevations 2



Project • 13 Sandringham Road

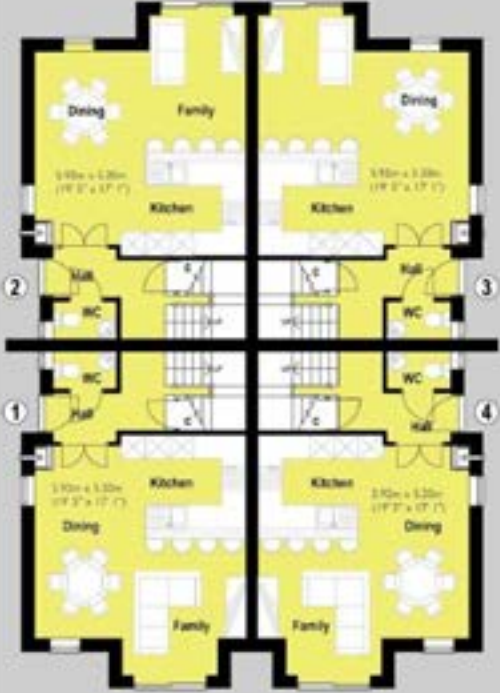


Drawing No • 1888-04
 Scale • 1/4" = 1'-0"
 Drawn • jpf
 Checked • yjh

**TRINITY
 ARCHITECTURE**
 1400-14000 2 Square (1000 Feet) (1000 Feet) (1000 Feet)
 Telephone: 604.273.1000 FAX: 604.273.1000
 Email: info@trinityarchitecture.com 1400-14000 2 Square (1000 Feet) (1000 Feet) (1000 Feet)

Sandringham Road

13 Sandringham Road



Ground Floor Plan



First Floor Plan



Second Floor Plan

Floor Areas
 Flats 1 & 4 - 111.5 sq.m. / 1200 sq.ft.
 Flats 2 & 3 - 110.3 sq.m. / 1187 sq.ft.
 (measured to 1.2m boundaries in rooms with sloping ceilings)

SANDRINGHAM ROAD - SPECIFICATION

- 4 cluster townhouses
 - 3 bedrooms
 - 3 floors
 - 2 double bedrooms (master with en-suite)
 - 1 single bedroom
 - Family bathroom
 - Downstairs cloakroom
 - Separate living room
 - Kitchen/family/dining room
 - Master bedroom and family/dining room with juliette balconies
 - Access via patio doors from family/dining to private landscaped garden
 - Communal landscaped gardens
 - Bike store
 - Private & allocated visitor parking
-
- **Ideal family home, second home or investment property**



SANDRINGHAM ROAD - SPECIFICATION



- Fully fitted luxury kitchens with full compliment of stainless steel integrated appliances
- Fully fitted luxury bath/en-suite rooms with full height tiling to shower/bath areas
- Wood effect flooring/floor tiles to ground floor areas, bathrooms and en-suites
- Carpet with heavy duty underlay to remaining areas
- Floor tiles to external entrance area
- Timber handrail and balustrades with glass infil panels and chrome brackets
- Underfloor heating with gas fired fuel efficient boilers
- Fitted wardrobes to master bedroom
- LED downlighting
- Double glazed secure doors and windows
- Security alarm system
- Wired for satellite tv connection
- External lighting to selected areas, access to external water and power
- 10 year Premier Buildmark Guarantee
- **Ideal family home, second home or investment property**

Please note: It is not possible in a brochure/sales literature of this kind to do more than convey a general impression of the range, quality and variety of the properties on offer. The artist's impressions, photographs, floor plans, configurations and layout are included for guidance only. The developer and agent therefore give notice to prospective purchasers that none of the material issued or depictions of any kind made on behalf of the developer and agent can be relied upon as an accurate description in relation to any particular or proposed house or development, of the company, as of the specified matters from time to time prescribed under the company misdescriptions act 1991, which is effective from 4th April 1993. All such matters must be treated as intended only as a single illustration and guidance. They are subject to change from time to time without notice and their accuracy is not guaranteed, nor do they constitute a contract, part of a contract or warranty.



THIS IS A GENERIC VISUAL

WC



WC



ensuite



ensuite



bathroom



bathroom





REAR ELEVATION (NORTH)



SIDE ELEVATION (WEST)



FRONT ELEVATION (SOUTH)



SIDE ELEVATION (EAST)

<p>Notes:</p>	<p>Revisions:</p>	<p>Approved by: The Client The Designer The Contractor</p>	<p>Client: RICS ELCOCK</p>	<p>Project: 1234567890 1234567890 1234567890 1234567890</p>	<p>Project Name: SA/25/24/2004 Elevation</p>
---------------	-------------------	--	--------------------------------	---	--

ASHLEY CROSS, LOWER PARKSTONE & SURROUNDING AREAS

Ashley Cross and Lower Parkstone are surrounded by an abundance of local attractions, areas of interest and places to visit:-

1. Ashley Cross with its up-market restaurants and bars
2. Poole Town Shopping Centre
3. Sandbanks award winning sandy beaches
4. Brownsea Island: a short boat ride from Poole to this idyllic National Trust owned island with its own Peacocks and rare red squirrel population – great for family days out and picnics
5. Poole Quay & Marina – public moorings, trendy bars, fine dining restaurants, traditional eateries and old English maritime pubs
6. Branksome Beach and Chine: spectacular walks through to the award winning Sandbanks beaches
7. Poole Park: boating lake, tennis courts, bowling greens, children’s indoor and outdoor play areas, swans, geese, picnic areas, restaurants, café and even a small ice rink
8. Whitecliff: boat moorings, large green expanse for walking/dog walking, ball games, riding bikes, fabulous childrens play park, picnic areas
9. Evening Hill: uninterrupted views across Sandbanks, Poole and beyond
10. Salterns Marina: hotel, chandlery, bar, restaurant
11. North Haven Yacht Club: floating moorings, clubhouse
12. Haven Hotel: restaurant, superb rooms with balcony views towards Swanage, Studland and The Purbecks
13. Royal Motor Yacht Club: accommodation, private clubhouse and private slipway
14. Swanage/Studland/Purbecks/Corfe Castle: traditional village shops, cafes, walking and cycling routes, stunning beaches
15. Old Harry Rocks: admire and sail around these famous giant rocks emerging from the sea
16. Parkstone Golf Club: members club and top class greens and fairways
17. Canford Cliffs Village: shops, cafes, banks, restaurants and deli
18. Compton Acres Gardens: restaurant, tea rooms, beautiful gardens to admire



Ashley Cross & Surrounding Areas



EARLY BIRD SALES PACK – SALES PRICES

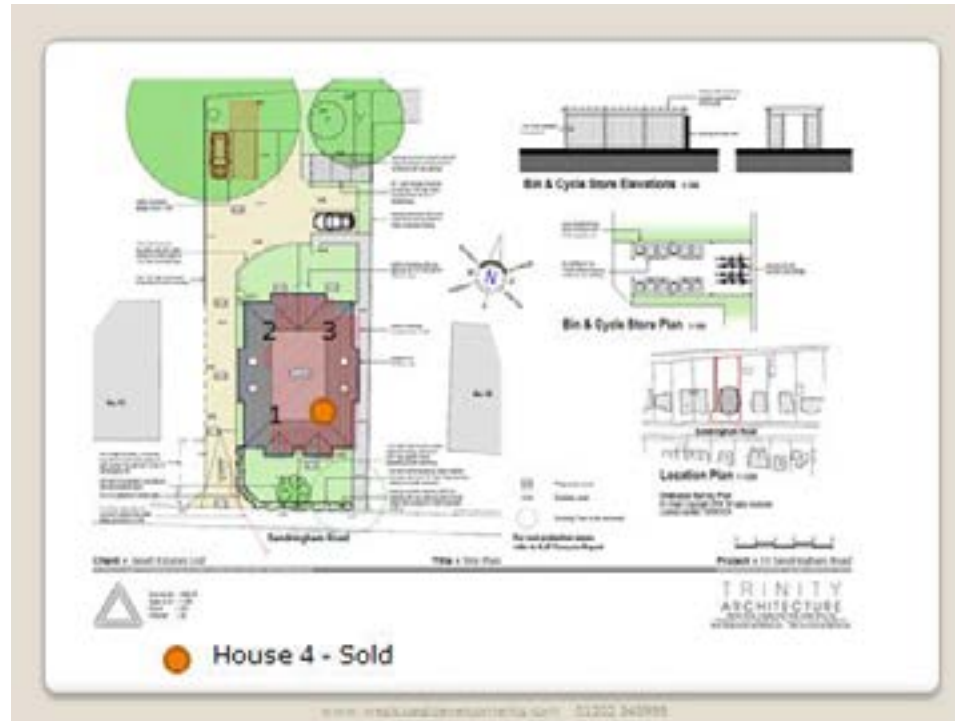
Note: (Plot 4 (front/right hand house) already sold)

PLOT 1
1275 Sq ft
£450,000

PLOT 2
1275 Sq ft
£450,000

PLOT 3
1275 Sq ft
£450,000

PLOT 4
£ SOLD



ABOUT WESTCOAST DEVELOPMENTS

Westcoast Developments – Past, Present and Future

Westcoast Developments has evolved healthily over recent years and completed numerous high specification luxury homes within the aspirational areas of Sandbanks, Canford Cliffs and Branksome Park.

In addition, Westcoast Developments have successfully sold all four properties “off-plan” in the highly sought after area of Studland together with an impressive traditional Edwardian style 10,222 sq ft house in Western Avenue, Branksome Park. Westcoast Developments, Colmar Construction and Woadden Nash Interiors work closely with each individual client to ensure all aspects of the agreed contract and programme are maintained and completed.

Westcoast Developments achieved a magnificent THREE awards at the esteemed International Property Awards for 2013/2014.

Westcoast Developments constantly seek new opportunities for development and prosperous joint venture projects with both established and new partners.

Westcoast have recently successfully partnered with a major retirement housebuilder to build a prestigious development in Sandbanks which is due to start in Autumn 2014.

Future developments include penthouses in Sandbanks, apartments and cottages in Evening Hill, deluxe houses in Branksome Park and apartments on the ever-popular East Overcliff in Bournemouth.



WESTCOAST DEVELOPMENTS – CLIENT LIAISON & CUSTOMER SERVICE

Your New Home

Westcoast Developments pride themselves on being approachable, personable and customer friendly. You will be introduced to, and deal with, a member of the Westcoast Developments' team from exchange of contracts to 'iron-out' any queries and answer any questions you may have prior to completion in liaison with your nominated estate agent for the purchase.



Moving in Day & After Sales Service - Handover & Occupation Overview

Westcoast Developments aim to ensure that we have appropriate arrangements in place to handover the property to you and to demonstrate how all facilities properly work.

The handover pack issued on completion day, together with your comprehensive Homeowners Pack via your solicitor, contains health and safety information regarding your home (as per Construction Design & Management Regulations 1994), product information including instructions for central heating for example, guidance on other items that need servicing and maintenance, explanation of our after sales procedures, an explanation of NHBC's Buildmark Cover or Premier, including what we are responsible for and finally details of when your NHBC Buildmark Cover or Premier Guarantee comes to an end.

We have or will arrange a meeting with you at your new home to demonstrate how all the facilities work, in liaison with the construction team for the property, together electrician and plumber if required. We will point out important items including position of stop valves, the electrical consumer unit, gas control valves and central heating controls and how water systems operate. We will ask you to fully inspect your new home within the first few days so we can agree on any minor items (if any) that may need our attention. We will also take meter readings on the completion date in readiness for you to take over the relevant utility accounts.

We will discuss and explain any points that you are not clear about. We can also recommend trusted companies such as interior designers, wardrobe/office designers, cleaners, window cleaners, gardeners, etc which can be extremely useful especially if moving from out of area.

We pride ourselves on continuing healthy relationships with our customers.



Westcoast Partner Companies

Colmar Construction Limited
Woadden Nash Interiors
West One Developments
HDM Leisure





woadden.nash INTERIORS



COLMAR CONSTRUCTION

