

STONE PARK CORNER

PARKSTONE, POOLE





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WELCOME TO STONE PARK CORNER

Blackbird Homes is delighted to bring to the market, Stone Park Corner. A development of 6 modern apartments, consisting of two-bedroom homes. Located in the residential area of Parkstone you'll find the Town Centre of Poole nearby offering a thriving commercial district next to award-winning beaches.

*Spacious
homes with
parking*





ABOUT PARKSTONE

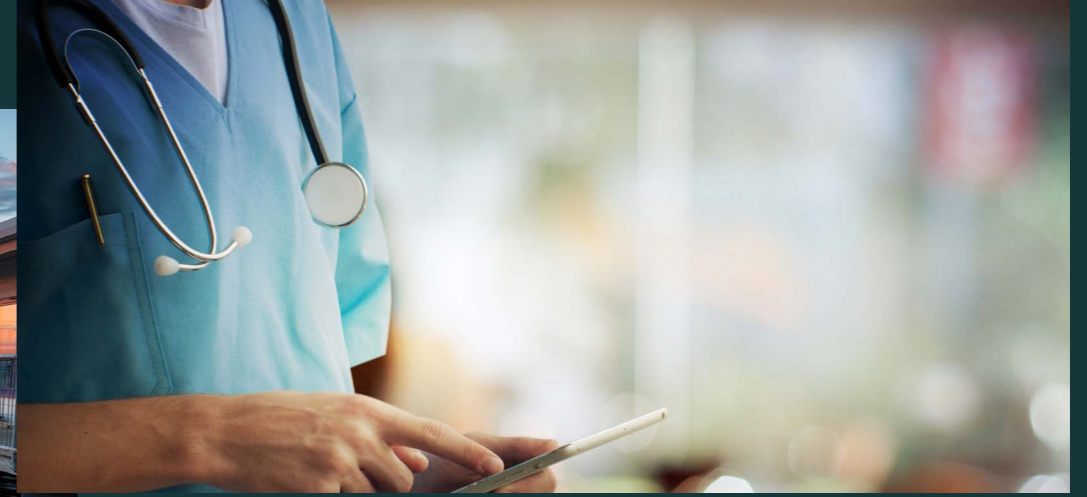
Stone Park Corner sits within Parkstone, a suburb of the popular coastal town of Poole. The established location is home to around one-hundred restaurants, bars and shops with very reliable transport services. Parkstone and Branksome railway station offers direct services to and from London and Winchester, making the area an ideal spot for commuters.

Parkstone is a short drive from Poole Harbour, Sandbanks Peninsula and an easy drive to the New Forest. Lower Parkstone, better known as Ashley Cross, is situated just over a mile away and offers bars, bistros and restaurants. Its eclectic range of stylish and fashionable venues gives the area its particular appeal.

ON YOUR DOORSTEP

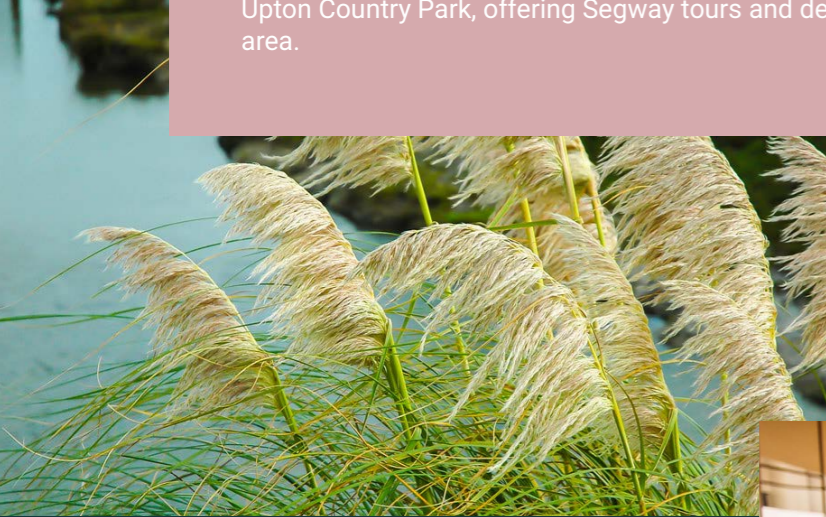
PARKLAND

Poole and its surrounding areas offer various idyllic spots, from untouched heathland to leafy nature reserves. Bourne Valley Nature Reserve is a short walk away and is the perfect place for a Sunday stroll or to walk your furry friend. Slightly further afield is the stately home of Upton Country Park, offering Segway tours and designated dog training area.



HOSPITALS AND MEDICINE

Poole Hospital is only 2 miles away from Stone Park Corner, has an Accident & Emergency room and is open 24 hours. Bournemouth Hospital also offers the same services. The Rosemary Medical Centre is on the doorstep with daytime opening hours and Asda Poole Superstore, a 10-minute drive away has a 24-hour pharmacy.



SHOPPING

Poole offers a truly diverse shopping experience, with a combination of large chain stores to individually owned businesses and boutiques. Discover high-street shops in Poole Dolphin Centre or browse small stores nearby in Ashley Cross. If you fancy going a little further afield, Castlepoint and Bournemouth aren't short of top brands and eateries for a bite of lunch.



THE COAST

Just around the corner is a 7 mile stretch of famous white sandy beach to indulge in, from Sandbanks to Bournemouth pier, all of which are listed Blue Flag beaches. Not only is Poole blessed with luxury golden sands but you can also enjoy stunning views across the natural Poole Harbour towards Brownsea Island and Poole Quay.



BARS AND EATERIES

Cosmopolitan Ashley Cross is a stone's throw away and boasts many favourable eateries and bars, fine dining includes Asian fusion restaurant, Drgnfly and African Cuisine restaurant, Zim Braai. Tower Park offers a more family-friendly approach to dining with favourites such as Nando's, Pizza Hut and Pizza Express.



GYM AND LEISURE

Whether you're looking for a leisure club or a gym that is open 24 hours, Poole has them all. David Lloyd Club has tennis courts and heated pools. Try Anytime Fitness or Pure Gym if you don't like to be constricted to time. Or, if you want to stay local, Everyone Active in Rossmore is just up the road and Everlast Gym in Branksome is a 5-minute drive away.

ARTS AND ENTERTAINMENT

Poole is enhanced by its centre for the arts, The Lighthouse. The establishment plays a vital role and is an important cultural building where creative work is made, rehearsed, discussed, shared and presented. Discover a variety of entertainment for all ages. Tower Park offers a galaxy of entertainment, from a waterpark, cinema, bowling, bingo, kids soft play, open from early until late.

LOVE WHERE YOU LIVE

Parkstone offers many local amenities within walking distance or a short drive.



● Petrol Station

● Tesco Extra

● Tower Park

● Gym

● Bowling

● Nandos

● Splashdown

● Pizza Express

● Cinema

STONE PARK CORNER

● McDonald's

● B&M Home Store

● Home Bargains

● ESSO

● Greggs

● Halfords

● Bourne Valley Park

● Rossmore Leisure Centre

● Rossmore Library

● Rossmore Library

● The Co-operative Food

● Tesco Express

● Tesco Express

● Rosemary Medical Centre

GETTING AROUND

Stone Park Corner puts you in easy reach of many locations. Whether you're driving or utilising public transport. Branksome train station is just a short walk, whilst the nearest bus stop is only 10m from the development.



	9 mins	4 mins
POOLE	9 mins	4 mins
BOURNEMOUTH	12 mins	11 mins
BOURNEMOUTH AIRPORT	18 mins	N/A
WAREHAM	17 mins	17 mins
CHRISTCHURCH	22 mins	21 mins
NEW FOREST (ASHURST)	43 mins	47 mins
SOUTHAMPTON	48 mins	41 mins
WINCHESTER	52 mins	1 hour 3 minutes
HEATHROW AIRPORT	1 hours 43 minutes	2 hours 26 minutes
GATWICK AIRPORT	2 hours 6 minutes	2 hours 53 minutes
LONDON WATERLOO	2 hours 17 minutes	2 hours 05 minutes



TRAVEL CONNECTIONS

TRAINS

- Parkstone (2.4 miles)
- Branksome (1.9 miles)
- Bournemouth (4.9 miles)
- Christchurch (10.7 miles)

AIRPORT

- Bournemouth Airport (7 miles)
- Southampton Airport (32 miles)
- Bristol Airport (71 miles)

FERRY

- Sandbanks Chain Ferry (5.6 miles)
- Poole Ferry Terminal (4 miles)
- Southampton Ferry Terminal (32.5 miles)
- Portsmouth Ferry Terminal (50.3 miles)



FLOOR PLANS

The development consists of 6 two-bedroom homes arranged over 3 floors. The ground floor apartments benefit from private outdoor space.

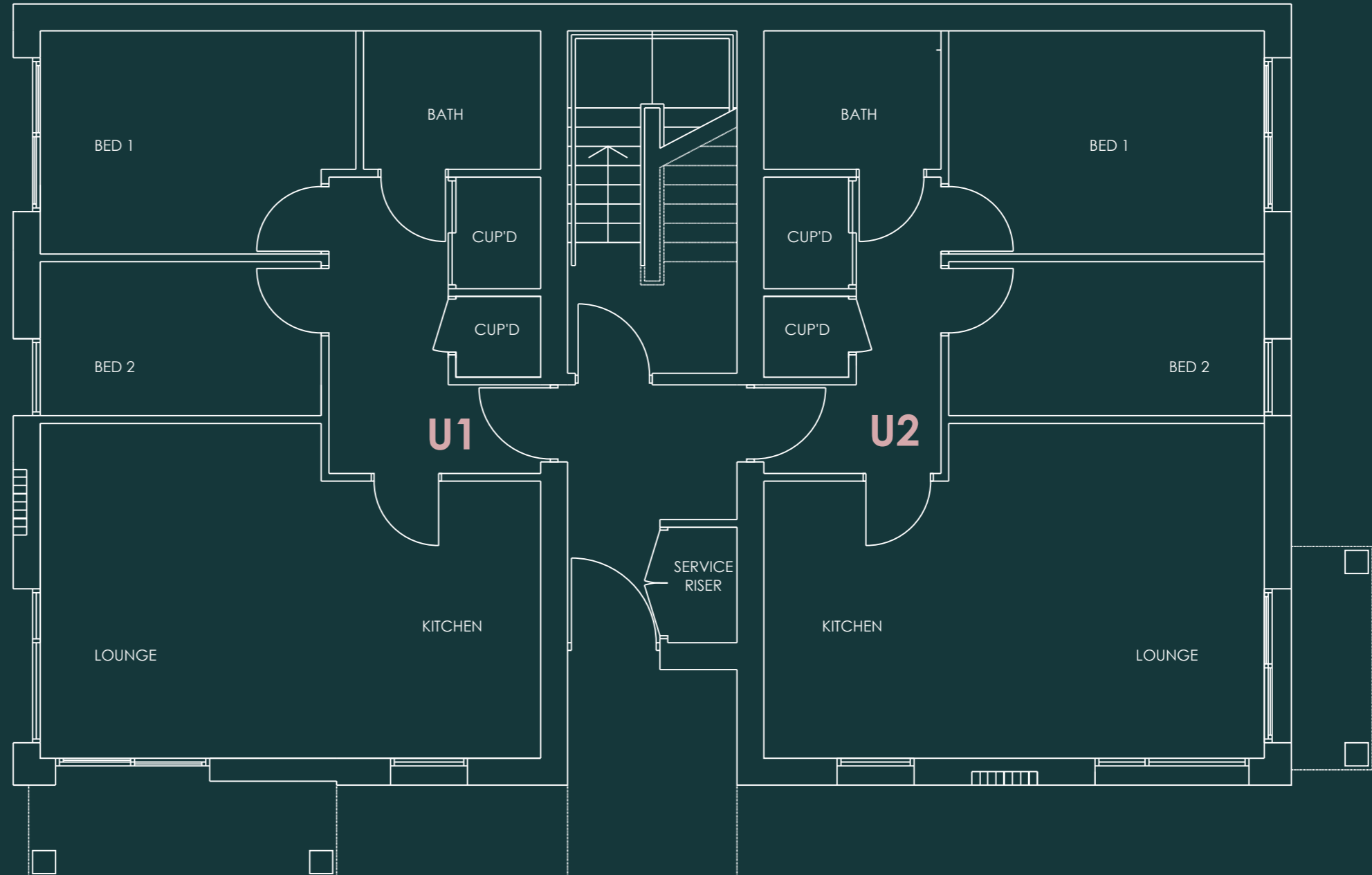
GROUND FLOOR (UNITS 1 & 2)

UNIT 1

Bedroom 1: 4.1m x 3m (max)
Bedroom 2: 3.6m x 2m (max)
Kitchen/Dining/Living: 6.5m x 4.3m (max)
Bathroom: 2.3m x 1.85m (max)

UNIT 2

Bedroom 1: 4.1m x 3m (max)
Bedroom 2: 3.6m x 2m (max)
Kitchen/Dining/Living: 6.5m x 4.3m (max)
Bathroom: 2.3m x 1.85m (max)



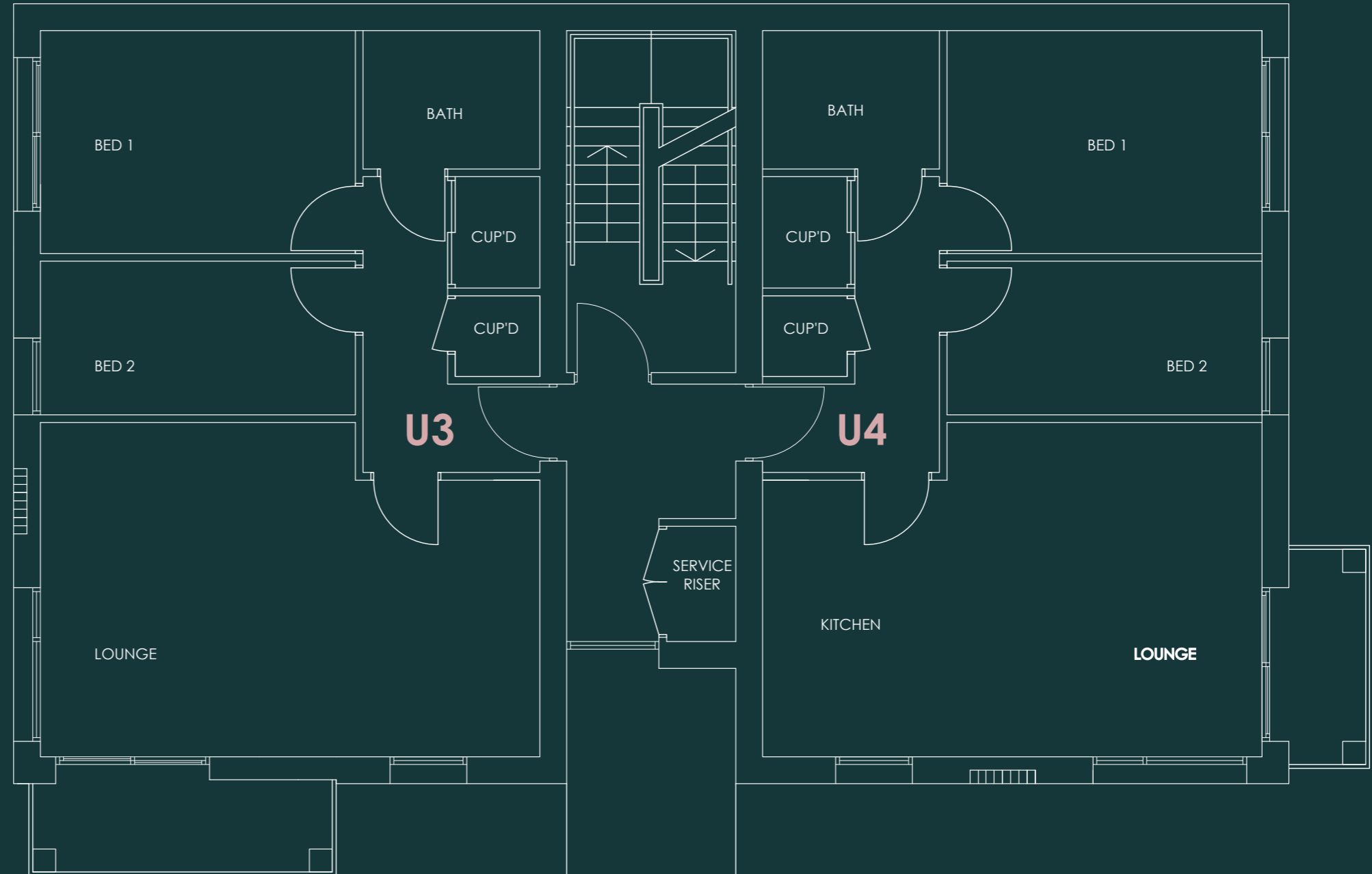
FIRST FLOOR (UNITS 3 & 4)

UNIT 3

Bedroom 1:	4.1m x 3m (max)
Bedroom 2:	3.6m x 2m (max)
Kitchen/Dining/Living:	6.5m x 4.3m (max)
Bathroom:	2.3m x 1.85m (max)

UNIT 4

Bedroom 1:	4.1m x 3m (max)
Bedroom 2:	3.6m x 2m (max)
Kitchen/Dining/Living:	6.5m x 4.3m (max)
Bathroom:	2.3m x 1.85m (max)



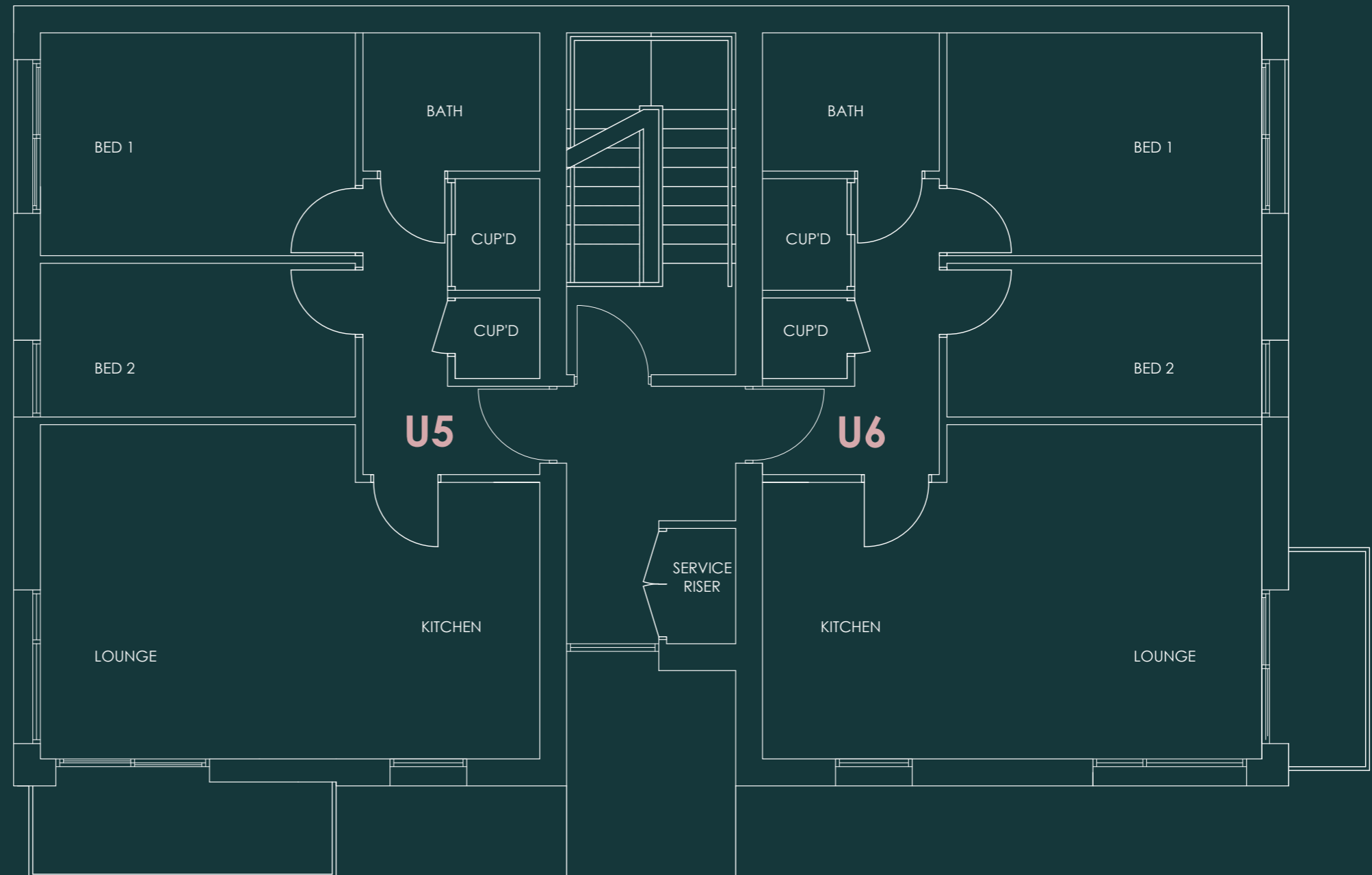
SECOND FLOOR (UNITS 5 & 6)

UNIT 5

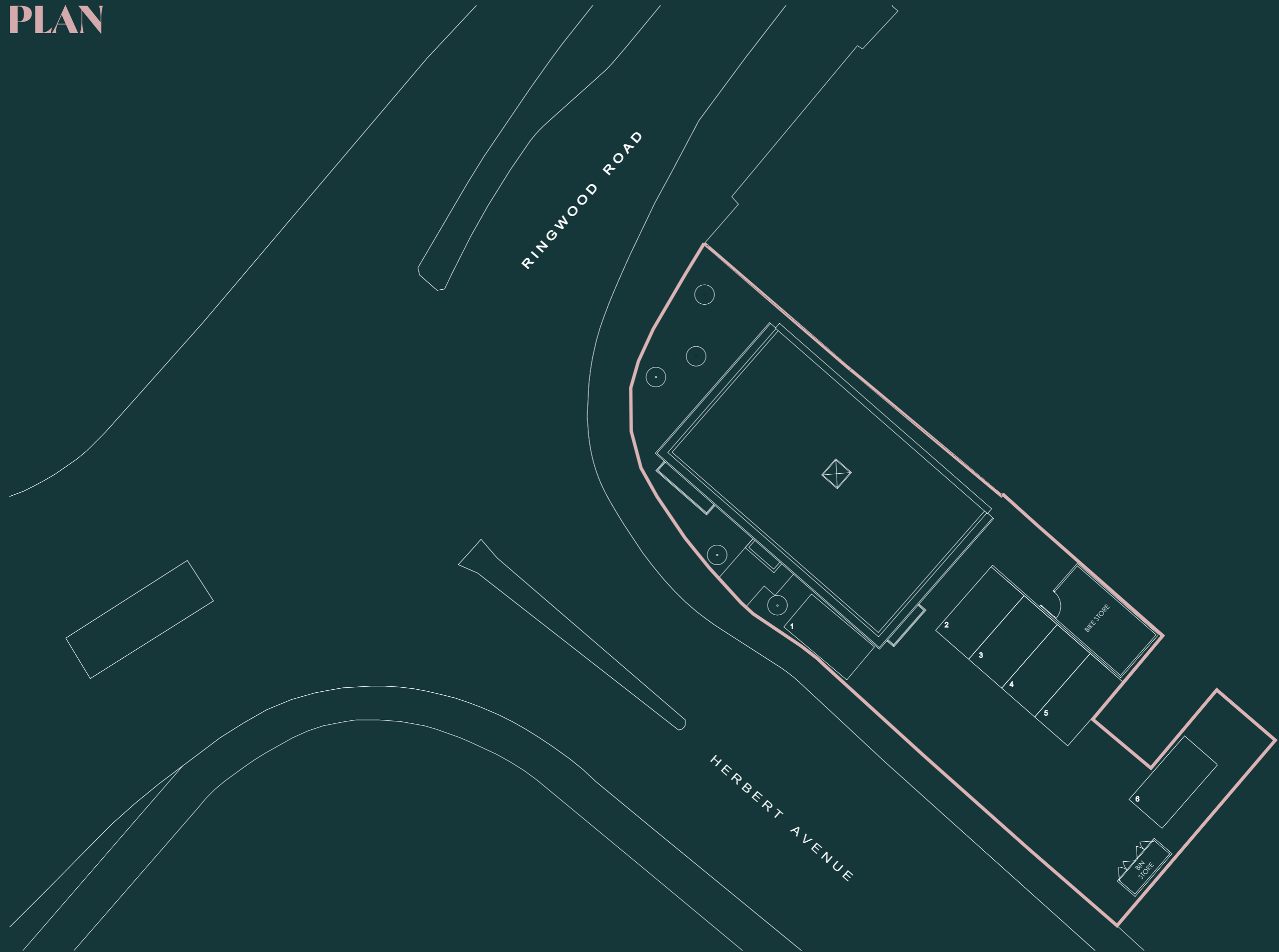
Bedroom 1:	4.1m x 3m (max)
Bedroom 2:	3.6m x 2m (max)
Kitchen/Dining/Living:	6.5m x 4.3m (max)
Bathroom:	2.3m x 1.85m (max)

UNIT 6

Bedroom 1:	4.1m x 3m (max)
Bedroom 2:	3.6m x 2m (max)
Kitchen/Dining/Living:	6.5m x 4.3m (max)
Bathroom:	2.3m x 1.85m (max)



SITE PLAN



SPECIFICATION

COMMUNAL

- Individual video door entry system
- Letterboxes
- Bicycle Store
- Bin Store

KITCHEN

- Quality fitted matte grey kitchens
- Laminate worktop and splashback
- Tailored tile selection
- Built-in: Oven, hob & extractor, dishwasher, fridge, washer-dryer

BATHROOM

- Fully tiled bathroom
- Enclosed bath with shower over
- Wash hand basin and low-level WC
- Heated towel rail
- Extractor fan
- Bespoke mirror

GENERAL

- Security entrance system
- Fully fitted neutral carpets
- White flush internal doors and contemporary ironmongery
- TV point in the living area and master bedroom
- Telephone / Broadband point in the living area
- 10-year ICW building warranty



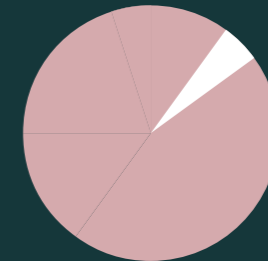


OPENING THE DOOR TO OWNING YOUR OWN HOME

At Blackbird Homes, we strive in making first homes more accessible for everyone. All apartments at Stone Park Corner are associated with the government Help to Buy scheme, enabling you to purchase one of these luxury new-build apartments with just a 5% deposit. The government will lend you a 5-year interest-free loan of up to 20% of the property value. You can repay your loan at any time, or on the sale of your new home. No longer do you need a large sum of money sitting in the bank to buy a property!

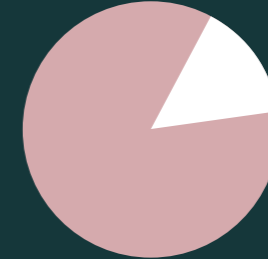
For more information, visit our website blackbirdhomes.co.uk

£10k
Buyers 5% deposit



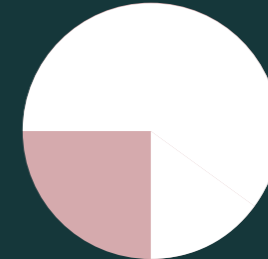
+

£40k
Government's 20% loan



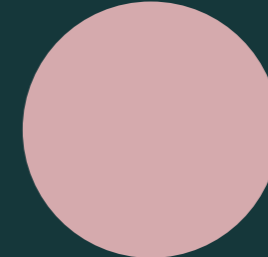
+

£150k
75% mortgage from commercial lender



=

£200k
Example property value



THE DEVELOPER

Working alongside the most experienced businesses in the industry, Blackbird Homes always delivers excellence. Our bespoke homes turn dreams into realities and enable people to finally get on the property ladder. We are skilled in designing, gaining planning and regenerating commercial assets to become beautiful new developments, benefitting the local communities they're in.

If you would like to find out more about our business or our recent, previous and future development sites, please visit blackbirdhomes.co.uk



*the property and development specifications, particulars, descriptions, artists' impressions, photographs, floor plans, configurations, layouts, maps and any other details are for general guidance only and are subject to change without notice



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'A fortitudo brand'