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KINGS AVENUE, PENN HILL



Sales enquiries 0845 402 0671 www.primetower.com

EIGHT BEAUTIFULLY DESIGNED CONTEMPORARY APARTMENTS



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Location



Situated on the corner of Penn Hill Avenue and Kings Avenue, Kings is the latest development from the award-winning Primetower, and comprises eight luxury apartments. Penn Hill is ideally situated between Poole and Bournemouth town centres.

A stone's throw away is the centre of Penn Hill, with its restaurants, bars, post office and general stores, chemist, antique shop and more. The Penn Hill car park is host to a monthly Organic Farmers Market.

Penn Café Bar and Restaurant offers a first class lunch and dinner menu with the added bonus that you won't need a taxi home! If you like a change then there are a variety of fine restaurants within easy reach by car, including Café Shore at Sandbanks, Loch Fyne at Canford Cliffs, Harriets at Lilliput and the Harbour Heights Hotel restaurant overlooking Poole Harbour.

The area offers outstanding opportunities for sports and recreation.

Poole Harbour, the largest natural harbour in the Northern Hemisphere, is less than 2 miles away. Famed for its outstanding beauty, it offers first class sailing with private marinas, yacht clubs and public slipways.

Windsurfers are a regular feature near the famous bathing beaches at Sandbanks with its chain ferry connecting to Shell Bay and Studland offering some of the Country's most spectacular coastal walks beyond. Much of this area, known as the Jurassic Coasts, is a World Heritage Site.

There are numerous golf courses within a ten-mile radius and an assortment of private health clubs, swimming baths and tennis courts as well as picturesque walks in and around the wooded Chines which Bournemouth and Poole are famous for.

From Penn Hill there is a pleasant 1½ mile walk past the bowling green and tennis courts through Branksome Chine gardens emerging at Branksome Chine beach for refreshments at another great restaurant, Branksome Beach!

The Old Town is perhaps the most historic part of Poole, recently undergoing something of a renaissance. Once famous for its oysters and fishing community, the Quay is now a bustling centre for tourists and locals alike. Beautiful Georgian terraces sit alongside some of the area's most modern architecture including Dolphin Quays and its associated yacht haven. The working port is also home to Sunseeker, famous the world over for its luxury yachts, many examples of which can be seen in local waters.

With Poole and Bournemouth town centres within easy reach by car or public transport, there is plenty of good shopping available as well as cinemas, theatres, a world famous orchestra, bowling alleys, museums and much more.

Poole and Bournemouth have both received national and international awards for their parks and gardens, although they are more famous for their miles of safe, sandy bathing beaches, many of which have been awarded the prestigious Blue Flag.



Features

High quality contemporary design features throughout. Each apartment has been carefully designed and crafted to meet the demands of modern living, maximising space and light and creating the best possible environment for today's lifestyle.

The specification includes an impressive array of fixtures and fittings, which in summary are:

The Interior

- Contemporary kitchens with granite worktops and stainless steel appliances
- Fully tiled designer bathrooms
- Ash veneer front doors
- Ash veneer with walnut inlay internal doors
- Carpet and flooring
- Light fittings throughout
- Patio or decked balcony (if applicable)

The Exterior

- Traditionally built with brick and rendered elevations
- UPVC double glazed windows
- Allocated parking
- Landscaped communal grounds
- Outside lights to drive area
- Lighting to front porch

Communal Areas

- Fully carpeted
- Passenger lift
- Security phone entry system



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Site Layout



GROUND FLOOR



APARTMENT 1		
Living room	5.5 x 3.3	18'1" x 10'10"
Kitchen	5.5 x 2.7	18'1" x 8'10"
Study	2.3 x 2.1	7'8" x 7'0"
Bedroom 1	3.4 x 2.9	11'4" x 9'8"
En-suite bathroom		
Bedroom 2	3.7 x 2.9	12'4" x 9'8"
En-suite shower room		
Cloakroom		
Terrace		

APARTMENT 2		
Living room	5.5 x 3.1	18'0" x 10'2"
Kitchen	4.4 x 2.8	14'5" x 9'2"
Bedroom 1	3.9 x 2.8	13'0" x 9'4"
En-suite shower room		
Bedroom 2	3.9 x 2.9	13'0" x 9'8"
Family bathroom		
Terrace		

APARTMENT 3		
Living room	4.6 x 4.4	15'1" x 14'5"
Kitchen	4.6 x 3.2	15'1" x 10'6"
Bedroom 1	4.1 x 3.0	13'8" x 10'0"
En-suite shower room		
Bedroom 2	3.5 x 3.2	11'8" x 10'8"
Family bathroom		
Terrace		

All dimensions are maximum measurements

FIRST FLOOR



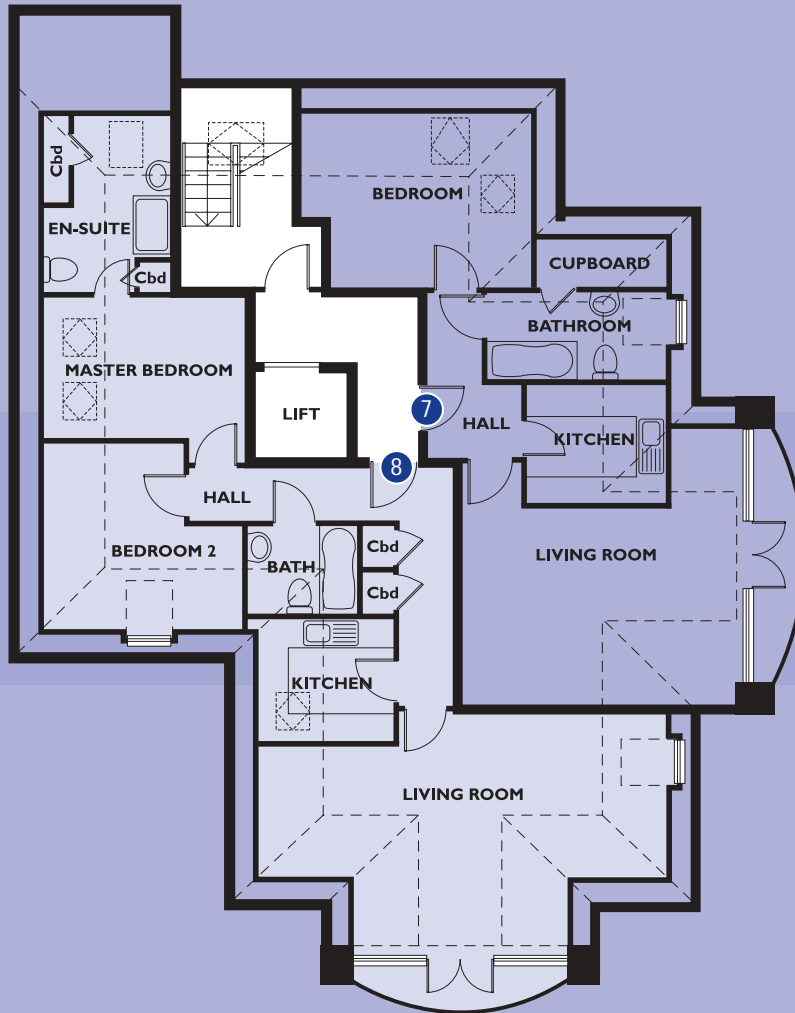
APARTMENT 4		
Living room	6.0 x 5.5	20'0" x 18'4"
Kitchen area (open plan from living room)	2.6 x 2.4	8'8" x 8'0"
Bedroom 1	4.4 x 3.0	14'8" x 10'0"
En-suite shower room		
Bedroom 2	3.9 x 3.0	13'0" x 10'0"
Family bathroom		

APARTMENT 5		
Living room	5.5 x 3.1	18'0" x 10'2"
Kitchen	4.4 x 2.8	14'5" x 9'2"
Bedroom 1	4.3 x 3.7	14'4" x 12'4"
En-suite shower room		
Bedroom 2	3.9 x 2.9	13' x 9'8"
Family bathroom		
Balcony		

APARTMENT 6		
Living room	4.6 x 4.4	15'1" x 14'5"
Kitchen	4.6 x 3.2	15'1" x 10'6"
Study	3.3 x 1.8	11' x 6'
Bedroom 1	3.9 x 3.3	13' x 11'
En-suite shower room		
Bedroom 2	3.6 x 3.1	12' x 10'4"
Family bathroom		
Balcony		

All dimensions are maximum measurements

SECOND FLOOR



APARTMENT 7

Living room	5.5 x 4.1	18.1' x 13.5'
Kitchen	2.9 x 2.5	9'6" x 8'2"
Bedroom	4.7 x 3.5	15'8" x 11'8"
Bathroom		
Balcony		

APARTMENT 8

Living room	8.3 x 4.7	27'8" x 15'8"
Kitchen	2.7 x 2.5	9' x 8'2"
Bedroom 1	4.1 x 2.9	13'8" x 9'8"
En-suite shower room		
Bedroom 2	4.1 x 3.8	13'8" x 12'8"
Family bathroom		
Balcony		

Peace of Mind

Peace of Mind and How we Help

- Top rated build quality
Zurich, one of the largest insurance companies in Europe, provide the 10-year structural guarantee for all new Primetower homes. During the build, Zurich regularly inspect all the properties and based on this they rate developers.
Primetower have held Zurich's top A1 rating since 1996.
- Award-winning design and build
In 2000, Zurich launched their Customer First Housebuilder Awards. By writing direct to every new home owner, Zurich ensure that the true quality of homes being built is established. A detailed questionnaire deals with everything including pre-purchase, the moving in day experience and the real experience of living in the new home.

In 2000 and 2004, Primetower were winners of the award for the south-west region. In 2001 and 2003 we were runners-up in the same category.

Even more pleasing is that in 2004, 100% of the respondents confirmed that they would buy again from Primetower and that they would recommend us to their friends.

In 2005, Primetower were a finalist in the prestigious LABC National Awards, which reward best build practices and quality of the finished product. Other finalists in the same category included Marks & Spencer, Persimmon Homes and Ikea!

- Designed with low maintenance in mind
Modern building materials and quality craftsmanship keep maintenance costs to a minimum.
- Security
Deadlocks to all external doors and locks on all windows.
- Safety
Mains-powered smoke alarms.
- Peace of Mind
Two-year Primetower guarantee covering everything except wear and tear.
- Ten-year Zurich New Homes guarantee
- Award-winning Primetower after sales service

"Thank you for our beautiful new home, and for making moving in so much easier. The after sales service is the best! This is our third new home so we know from experience that your service is truly excellent!"



Communications

By Road:

Bournemouth - 4 miles
Southampton - 36 miles
London - 107 miles (1 hour 45 minutes)
Poole - 2 miles
Christchurch - 11 miles
New Forest - 23 miles

By Rail to London Waterloo:

Main line stations at Poole,
Parkstone, Branksome and Bournemouth

By Sea:

Cherbourg, France
From 2 hours 15 minutes
by fast ferry

Guernsey and Jersey
From 3 hours 25 minutes

By Air:

Bournemouth International Airport - 8 miles
Southampton International Airport - 37 miles
Heathrow - 105 miles
Gatwick - 120 miles

Please note:

All distances and times are approximate.





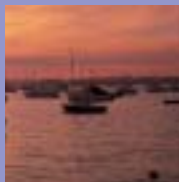
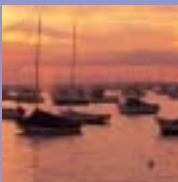
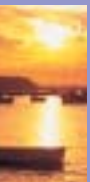
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All such matters must be treated as intended only as a single illustration and guidance. They are subject to change from time to time without notice and their accuracy is not guaranteed, nor do they constitute a contract, part of a contract or a warranty.