

**Flat 8 Chapel Point,
39 Chapel Road, Ashley Cross, Poole,
BH14 0JL**

**£280,000
Share of
Freehold**



A two bedroom first floor apartment which forms part of an attractive low rise block quietly situated within a few minutes level walk of Ashley Cross village. The property is presented in exceptional condition throughout and offers extremely light and spacious accommodation comprising reception hall, lounge/dining room with access onto a wrap around balcony, modern fitted kitchen with integrated appliances, two double bedrooms with en suite to the master bedroom and a family bathroom. Other features include double glazing, gas central heating, allocated parking space and share of the freehold. Offered with no forward chain.

APPROACH Via a secure communal front door with entry phone into lobby with stairs to first floor.

RECEPTION HALL Built in full height cupboard with hanging rail and fitted shelf, panelled radiator, wall mounted entry phone, recessed ceiling spotlights wall mounted thermostat control, further full height storage cupboard housing the electric consumer unit and hanging for coats etc.

LOUNGE/DINING ROOM 15' 9" x 10' (4.8m x 3.05m) A light double aspect room with two sets of UPVC double glazed doors with fitted blinds leading out onto the balcony, further UPVC double glazed window, panelled radiator, recessed ceiling spotlights, space for a dining table.

BALCONY 11' x 10' 11" (3.35m x 3.33m) Wraps around the property on two sides with a timber base and wrought iron balustrade.

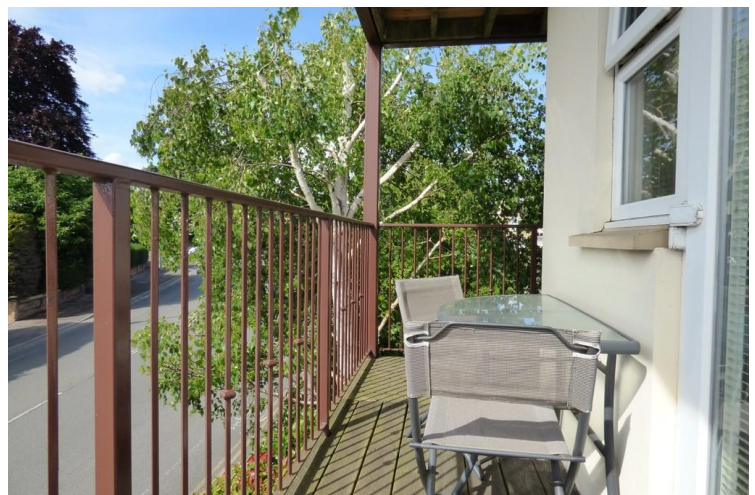
KITCHEN Fitted with a range of modern high gloss units comprising base and wall mounted drawers and cupboards with wood effect worksurface areas having matching upstands with ceramic tiled splashbacks, black granite sink unit with chrome swan neck mixer tap, UPVC double glazed side aspect window, stainless steel electric oven with four ring ceramic induction hob and stainless steel extractor hood above, integrated fridge and freezer, integrated washer/dryer, built in cupboard housing Baxi combi central heating boiler, recessed ceiling spotlights, wall mounted breakfast bar, panelled radiator, herringbone laminate floor.

BEDROOM 1 14' x 8' 8" (4.27m x 2.64m) A bright double aspect room with two feature arched double glazed windows, panelled radiator, built in fitted wardrobes.

EN-SUITE SHOWER ROOM Fitted with a fully tiled corner shower cubicle with mains power shower, pedestal wash hand basin with chrome mixer tap, low flush WC, part ceramic tiled walls, tiled floor, recessed ceiling spotlights, chrome ladder style heated towel rail.

BEDROOM 2 8' 8" x 7' 5" (2.64m x 2.26m) Feature double glazed arched window, panelled radiator.

BATHROOM Fitted with a modern white suite comprising panel enclosed bath with mixer tap and shower attachment, vanity unit with inset wash hand basin with cupboards under, enclosed cistern WC with storage shelf above, part ceramic tiled walls, extractor fan, chrome ladder style heated towel rail, tiled flooring, recessed ceiling spotlights.



OUTSIDE The development is set within attractive and well maintained communal gardens.

PARKING The property has the benefit of an allocated parking space.

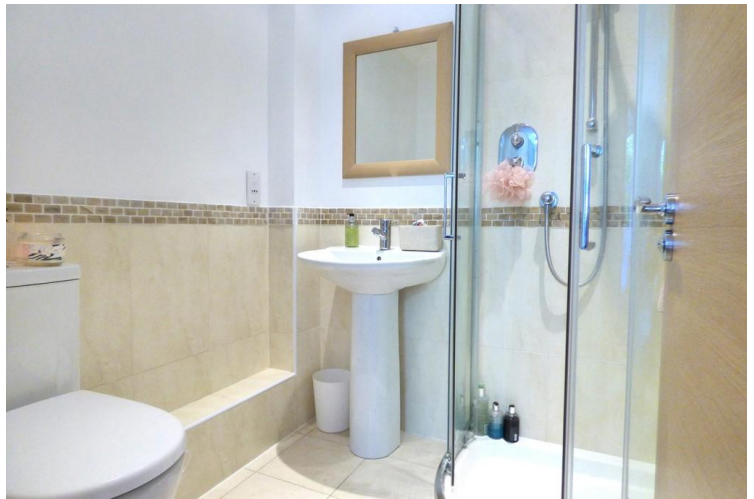
LEASE INFORMATION Share of Freehold.

MAINTENANCE We are informed by the vendor that this approximately £1500 p.a.

COUNCIL TAX BAND 'C' This information has been supplied by Bournemouth, Christchurch and Poole Council, and we would suggest you verify this information prior to purchase.

Consumer Protection from Unfair Trading Regulations 2008. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Ref: 14746



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	78	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



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