

**Castle Hill Court,
72 Bournemouth Road, Lower Parkstone,
Poole, Dorset, BH14 0EY**

**£259,950
Share of
Freehold**



*** OFFERED WITH NO FORWARD CHAIN *** An exceptionally well presented raised ground floor apartment forming part of a popular and highly sought after block which is set within beautifully landscape communal gardens and is ideally situated being within a few minutes walk of Ashley Cross village. The property offers extremely spacious and well configured accommodation which includes hallway, an L-shaped lounge/dining room with direct access out onto a south facing balcony, modern fitted kitchen, two double bedrooms with fitted wardrobes and a modern bathroom suite. The flat also benefits from double glazing, a covered parking space and a large lockable storage room.

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APPROACH The property is approached through a secure communal front door, which opens into an entrance foyer with stairs to all floors. Flat 1 is situated on the ground floor. A personal front door gives access into the:

VESTIBULE Built-in full height storage cupboard with fitted shelving, laminate floor, a pair of attractive glazed double doors lead through to the:

INNER HALLWAY Laminate flooring, wall mounted electric radiator, wall mounted entry phone, built-in full height storage cupboard with fitted shelving and hanging rail. Doors off to:

L-SHAPED LOUNGE / DINING ROOM 20' 3" narrowing to x 13' 8" (6.17m x 4.17m) x 15' 4" narrowing to x 9' 5" (4.67m x 2.87m) A light and spacious open plan room with a UPVC double glazed rear aspect window with matching glazed double doors which open onto a South Facing Balcony and give views over the attractive communal gardens, laminate floor, ample space for family dining table, UPVC double glazed side aspect window, two wall mounted electric storage heaters.

BALCONY 29' (8.84m) A generous south facing balcony with wrought iron balustrade and tiled floor.

KITCHEN 11' 11" x 7' (3.63m x 2.13m) Fitted with a range of modern high gloss units comprising base and wall mounted drawers and cupboards with complimentary roll top work surface areas having ceramic tiled splashbacks, single drainer stainless steel sink unit with chrome mixer tap, built-in electric oven with matching hob and stainless steel extractor hood above, automatic washing machine and slimline dishwasher, under counter fridge and freezer, vinyl flooring, UPVC double glazed front aspect window, serving hatch through to the dining room.

MASTER BEDROOM 12' 3" x 9' 10" (3.73m x 3m) UPVC double glazed front aspect window, wall mounted electric radiator, two built-in double wardrobes with fitted shelving and hanging rail.



BEDROOM TWO 11' 4" x 9' 11" (3.45m x 3.02m) UPVC double glazed rear aspect window, wall mounted radiator, built-in double wardrobe with hanging rail and fitted shelving.

BATHROOM Fitted with a modern white suite comprising a panelled bath with mains shower and shower screen, pedestal wash hand basin, enclosed cistern w.c, two UPVC double glazed front aspect windows, vinyl flooring, chrome heated towel rail, ceramic fully tiled walls, wall mounted Dimplex electric heater, mirror with light and shaving point above, built-in mirror fronted medicine cabinet.

OUTSIDE Castle Hill Court is set within attractive landscaped gardens.

PARKING There is a covered parking space with a large lockable storage cupboard.

TENURE INFORMATION Share of Freehold. We are informed by the vendor that sub-letting and pets are not permitted.

SERVICE CHARGE £800 p.a.

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

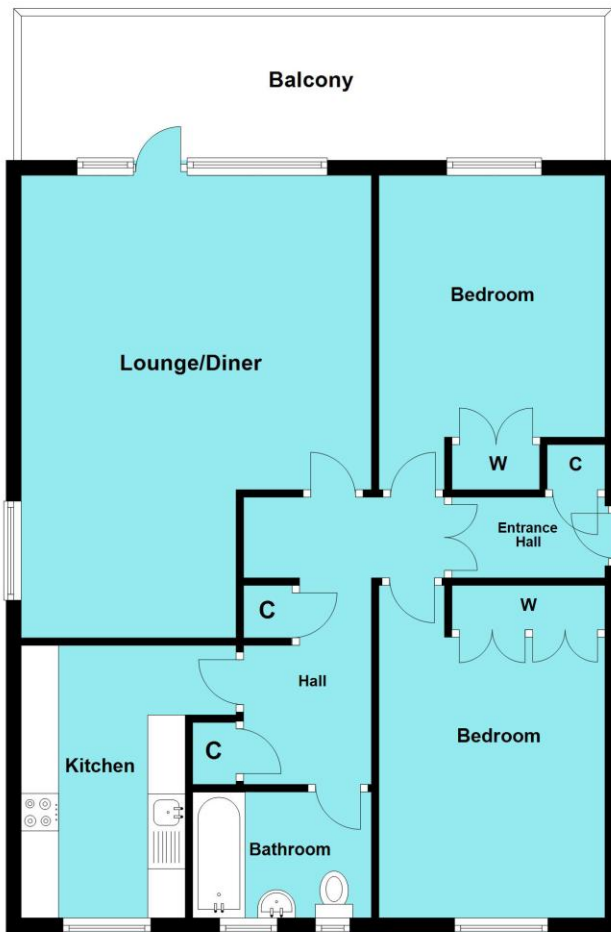
Consumer Protection from Unfair Trading Regulations 2008. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References 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: 14784

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	62	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>		



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Total area: approx. 77.4 sq. metres (833.1 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Plan produced using PlanUp.

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