

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

**£239,950  
Share of Freehold**

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**\* NO FORWARD CHAIN \*** Nicely situated a short walk away from Ashley Cross with its array of fashionable bars, bistros, restaurants and main line London railway station lies this purpose built fourth floor apartment set within a very popular development. The generous size living accommodation comprises initially of an entrance vestibule with storage leading in to the hallway with additional storage cupboard, spacious lounge/dining room with south facing balcony providing a pleasant sylvan outlook and views over the landscaped communal grounds, two large double bedrooms, kitchen and there is a modern fitted bathroom. Whilst the property requires some updating there is UPVC double glazing and electric heating with the building benefiting from stairs and a lift to all floors plus there is a garage conveyed with the apartment located in a nearby block.

## STEPS LEAD UP TO:

**GLAZED COMMUNAL DOOR** With wall mounted security entry phone system, which in turns leads through to:

**COMMUNAL HALLWAY** Stairs and lift provide access to all floors, with this apartment being located on the fourth floor. This then leads up to:

**PERSONAL FRONT ENTRANCE DOOR** and into the:

**ENTRANCE VESTIBULE** 6' 8" x 4' 1" (2.03m x 1.24m) Textured ceiling, light point, storage cupboard with shelving, electrics. From here a wooden part glazed opaque door with matching side panels leads through to the:

**HALLWAY** Textured ceiling, two light points, airing cupboard housing the hot water tank with slatted shelving above for linen storage, further storage cupboard, alcove which could be used for a computer area, telephone point, wall mounted security entry phone, doors then lead off to:

**LOUNGE/DINING ROOM** 20' 6" x 15' 10" max. measurements (6.25m x 4.83m) Enjoying a nice southerly aspect with pleasant sylvan outlook, coved and textured ceiling, two light points, UPVC double glazed window to side aspect providing wooded treetop views, two electric heaters, TV and satellite point (subject to any necessary subscription, space for table and chairs, aluminium framed double glazed sliding door leads out onto:

**BALCONY** 12' 7" x 4' (3.84m x 1.22m) Enclosed with UPVC side panels and metal balustrade to the front, tiled floor, space for table and chairs, pleasant sylvan outlook over the well maintained communal grounds and enjoys a sunny southerly aspect.

**BEDROOM 1** 12' 5" excluding door recess x 10' (3.78m x 3.05m) Textured ceiling, light point, UPVC double glazed window to front aspect, radiator, two built in wardrobes with shelving and hanging space.

**BEDROOM 2** 12' excluding door recess x 10' (3.66m x 3.05m) Textured ceiling, light point, UPVC double glazed window overlooking the communal grounds, radiator, built in wardrobe with shelving and hanging space.

**KITCHEN** 12' 2" x 7' 3" (3.71m x 2.21m) Comprising a range of matching wall and base units to include drawers, under pelmet lighting, roll edge worksurfaces incorporating stainless steel one and a half bowl drainer sink with mixer tap, space for free standing appliances to include washing machine, fridge/freezer and cooker, part tiled walls, UPVC double glazed window to front aspect, coved and textured ceiling, downlighters, wood effect laminate flooring.



**BATHROOM** 8' x 6' (2.44m x 1.83m) Comprising of a white three piece suite to include panel enclosed bath with Victorian style mixer tap and shower attachment, pedestal wash hand basin with pillar taps, shaver point, low flush push button WC with concealed cistern, wall mounted glass fronted storage cabinet, two UPVC double glazed opaque windows to front aspect, white vertical contemporary radiator, smooth set ceiling, two light points, tiled walls and tile effect floor.

**OUTSIDE** The property is set within very well maintained landscaped communal grounds and has the benefit of a garage in a block.

**LEASE INFORMATION** We are informed that the property is held on a 999 year lease from 1970 and that there are 946 years remaining. We are informed that sub-letting and pets are not permitted.

**MAINTENANCE** £900 p.a. to include buildings insurance.

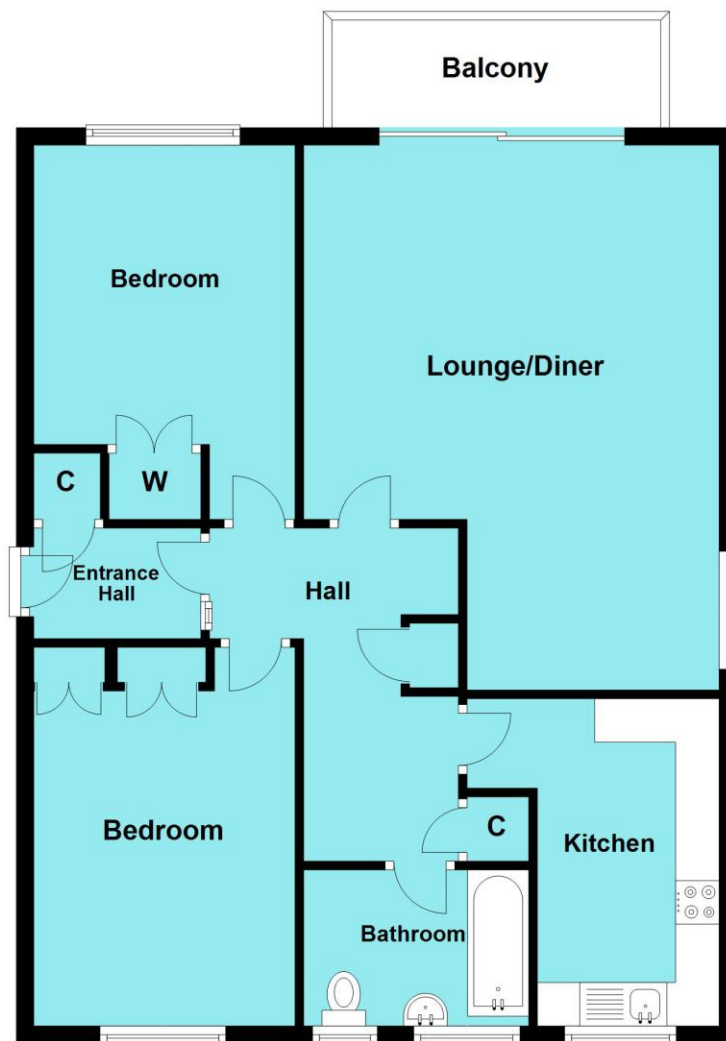
**GROUND RENT** N/A

**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: 15194**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D		
(39-54)	E	44	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Total area: approx. 79.6 sq. metres (857.3 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.

Towngate House, 2-8 Parkstone Road, Poole BH15 2PW | T 01202 660900 | E [poole@wilsonthomas.co.uk](mailto:poole@wilsonthomas.co.uk)  
5 Bournemouth Road, Lower Parkstone, Poole BH14 OEF | T 01202 717771 | E [lowerparkstone@wilsonthomas.co.uk](mailto:lowerparkstone@wilsonthomas.co.uk)  
219 Lower Blandford Road, Broadstone, Poole BH18 8DN | T 01202 691122 | E [broadstone@wilsonthomas.co.uk](mailto:broadstone@wilsonthomas.co.uk)  
[www.wilsonthomas.co.uk](http://www.wilsonthomas.co.uk)