



Constitution Hill Gardens, Poole BH14 0PY

Nicely positioned within a quiet sought after development lies this pet friendly, generous size, two double bedroom top floor apartment. There is a pleasant outlook over the communal grounds, along with a partial view of Poole Harbour and the Purbeck Hills from the lounge/dining room and 22ft approx. balcony. The property is offered with no forward chain and has a share of the freehold.

EPC: 75 Council Tax Band: C Price: £285,000 Share of Freehold







Key Features

- LOW RISE PURPOSE BUILT 2ND FLOOR/ TOP FLOOR APARTMENT
- ENTRANCE HALLWAY
- SUNNY ASPECT LOUNGE/DINING ROOM
- 22ft APPROX. BALCONY WITH PARTIAL VIEW OF POOLE HARBOUR/PURBECK HILLS
- KITCHEN WITH WINDOW VIEW
- TWO DOUBLE BEDROOMS WITH EN-SUITE TO THE MASTER
- MODERN FITTED BATHROOM
- GARAGE WITH PARKING SPACE IN FRONT PLUS VISITORS' PARKING
- BEAUTIFUL WELL MAINTAINED COMMUNAL GROUNDS
- SHORT DISTANCE AWAY FROM ASHLEY CROSS

The Property

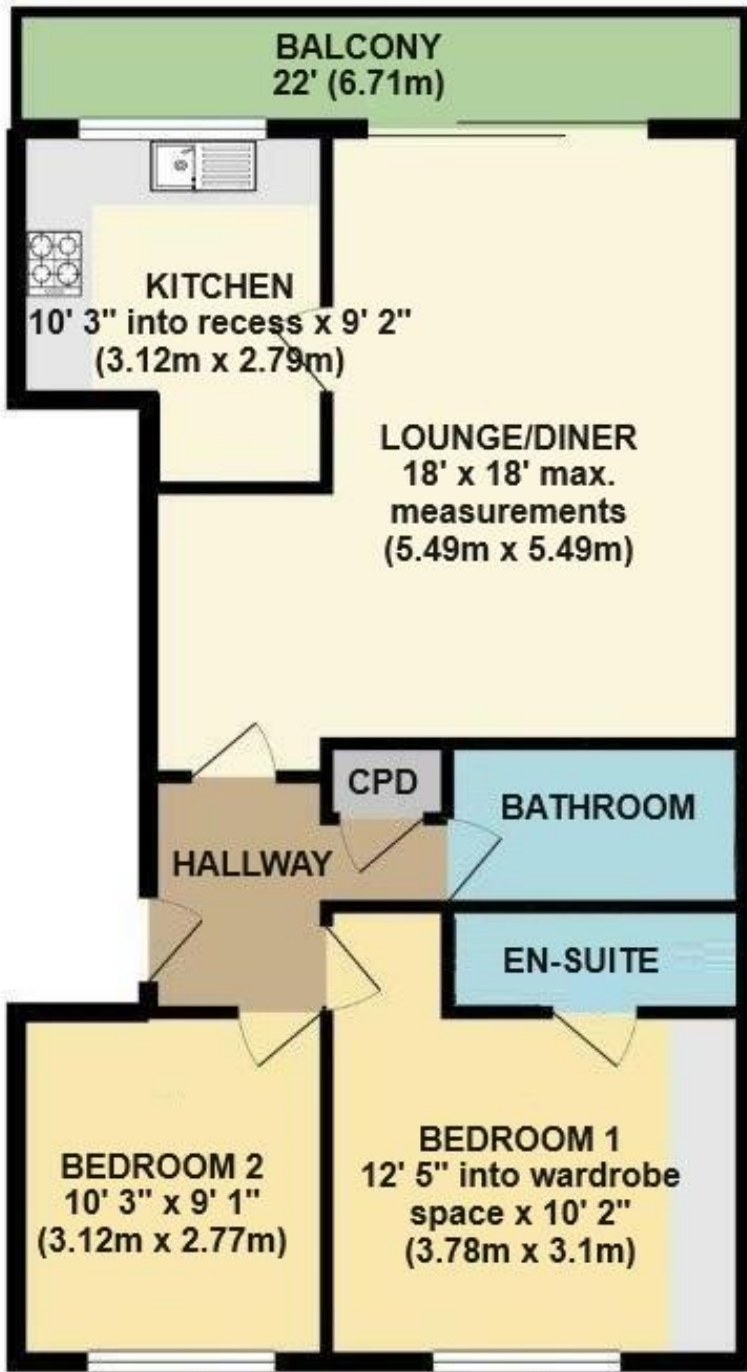
There is a communal door with wall mounted security entrance phone system leading in to the communal hallway and stairs then lead up to the personal front entrance door and in to the hallway.

From the entrance hallway a door provides access in to the generous size, sunny aspect lounge/dining room with ample space for furniture. There is a separate kitchen from here with a window view and a double glazed sliding patio door leads out on to a 22ft approx. balcony providing a pleasant outlook over the communal grounds and a partial view of Poole

Harbour and the Purbeck Hills beyond internally and externally.

To the rear there are two double bedrooms with the master serviced by an en-suite shower room plus a fitted wardrobe along one wall and there is a modern fitted family bathroom.

The communal grounds are exceptionally well tendered for with visitor parking spaces and located below the building is a garage with up and over door, power and light plus there is space to park a car in front.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	75	78
(55-68)	D		
(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>			

All rooms have been measured with an electronic laser and are approximate measurements only. To comply with the Consumer Protection from Unfair Trading Regulations 2008, we clarify that none of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Wilson Thomas for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.

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