



## Flat 17 Castle Hill Court, 72 Bournemouth Road, Ashley Cross BH14 0EY

A recently redecorated two bedroom apartment forming part of a popular and sought after block set within beautifully maintained communal gardens and is conveniently situated being within a few minutes walk of Ashley Cross village.

**EPC: 75 Council Tax Band: B Price: £269,950 Share of Freehold**









## Key Features

- TWO DOUBLE BEDROOM APARTMENT
- RECENTLY REDECORATED
- SUBLETTING PERMITTED
- SOUTH FACING BALCONY WITH VIEWS OVER COMMUNAL GARDENS
- SPACIOUS L-SHAPED SITTING/DINING ROOM
- ELECTRIC HEATING AND DOUBLE GLAZING
- GARAGE
- SHARE OF FREEHOLD ANNUAL MAINTENANCE CHARGE £900.00 P.A
- VACANT POSSESSION
- WALKING DISTANCE TO ASHLEY CROSS

## The Property

The property is accessed via a secure communal front door which opens into a foyer with lift and stairs to all floors. Flat 17 is situated on the third floor.

On entering the property you are met by a generous hallway which has two large full height storage cupboards. A glass door from the hall opens into a spacious L-shaped sitting/dining room which enjoys a sunny south facing aspect with glass doors opening onto a balcony with lovely views over the communal gardens.

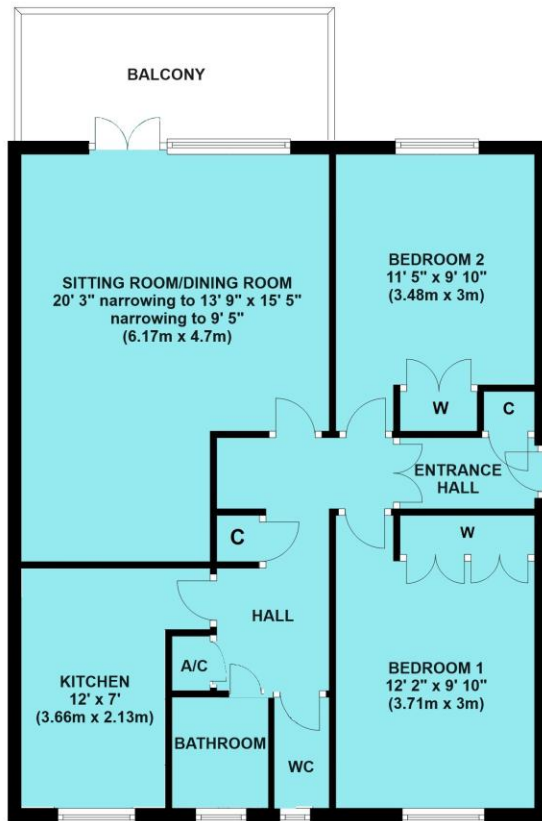
The kitchen is fitted with a good range of built in units

and incorporates integrated Neff appliances which include a split-level oven, microwave and ceramic hob. There is also room for a small dining table.

There are two good size double bedrooms, both having fitted wardrobes. There is also a separate WC and a fully tiled bathroom with mains shower.

Other features include electric heating, double glazing, share of the freehold and a single garage. This is also one of only a handful of flats within the development which are able to be sublet. Offered for sale with no forward chain.






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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	75	82
(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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