





HOUSE AND SON

Minterne Grange is set within well tended gardens occupying a corner plot delivering stunning views towards Poole Harbour, Brownsea Island and the Purbecks. There are twelve luxury purpose built apartments set over three floors with apartment No7 being located on the first floor offering sea views from all principle rooms.

The development is conveniently located approximately 200 meters from the shoreline of Poole Harbour and under one mile to award winning beaches at Sandbanks.

The property is 1752 sq ft and comprises 24ft living room with 15ft south facing balcony and views over Poole Harbour, Brownsea Island and the Purbecks, separate dining room, three double bedrooms, family bathroom and en suite. Other benefits include tandem length garage, gas central heating, double glazing and Share of Freehold. Local shops and facilities can be found a short walk away from Evening Hill at both Lilliput and world famous Sandbanks Peninsula. Parkstone train station can be found approximately within 1.3 miles.

To avoid disappointment viewings must be booked with sole agents House and Son 01202 244844. The property is offered for sale with no forward chain.

COMMUNAL ENTRANCE

Upon entering the building there is a lift and stairs via security system to lobby. Stairs and lift to first floor. Wooden door to

ENTRANCE LOBBY

Intercom handset, cloaks space, glazed door to



ENTRANCE HALL

22' 9" x 5' 10" (6.93m x 1.78m)

Built in storage/broom cupboard, fuse box cupboard, built in double cupboard with hanging and shelving, two radiators, wall mounted thermostat.

LIVING ROOM

24' 8" x 18' 7" (7.52m x 5.66m)

Mock feature fireplace, two radiators, double glazed windows and double glazed patio doors to balcony with views over Poole Harbour, Brownsea Island and the Purbecks.

BALCONY

15' 2" x 5' 7" (4.62m x 1.7m)

Wrought iron balustrade, views over gardens, Poole Harbour, Brownsea island and Purbeck. Door to bedroom. Balcony to both bedroom and living room

KITCHEN/BREAKFAST ROOM

22' 4" x 9' 9" (6.81m x 2.97m)

Double glazed window overlooking Luscombe Valley and views over Sandbanks. Single bowl double drainer sink unit inset with drawers and base units, comprehensive range of units, space and plumbing for washing machine and dishwasher, integrated four ring electric hob, eye level double oven, matching wall mounted units, space for fridge/freezer, serving hatch to dining room, wall mounted gas fired combination boiler serving central heating and hot water, wall mounted programmer, tall cupboard, door to walk in airing cupboard housing hot water cylinder, shelves and light.

DINING ROOM

14' 1" x 10' 9" (4.29m x 3.28m)

Double glazed window and casement door to sun balcony



with views overlooking the gardens, radiator.

BALCONY

9' 9" x 4' 2" (2.97m x 1.27m)

Wrought iron balustrade, south easterly aspect with sea glimpses over Sandbanks and beyond.

BEDROOM ONE

18' 0" x 12' 0" (5.49m x 3.66m)

Double glazed window overlooking gardens, Poole Harbour, Brownsea Island and beyond. Radiator, range of built in







wardrobes, two wall light points.

EN SUITE BATHROOM

12' 0 max" x 6' 4" (3.66m x 1.93m)

Suite comprises panelled bath with centre mixer tap, pedestal wash hand basin, low level W C, radiator, fitted vanity unit with mirror and light above, fully tiled extractor fan.

BEDROOM TWO

18' 0" x 10' 9" (5.49m x 3.28m)

Double glazed window with views over gardens, Brownsea Island and the Purbecks, southerly aspect, access to balcony, radiator, range of fitted wardrobes.

BEDROOM THREE

13' 10" x 9' 10" (4.22m x 3m)

Double glazed window to side, radiator, range of fitted wardrobes.

BATHROOM

14' 0" x 7' 1" (4.27m x 2.16m)

Suite comprises panelled bath and built in shower over, pedestal wash hand basin, low level W C, radiator, fully tiled, frosted window to side, shaver point, fitted mirror with courtesy light above.

GROUNDS

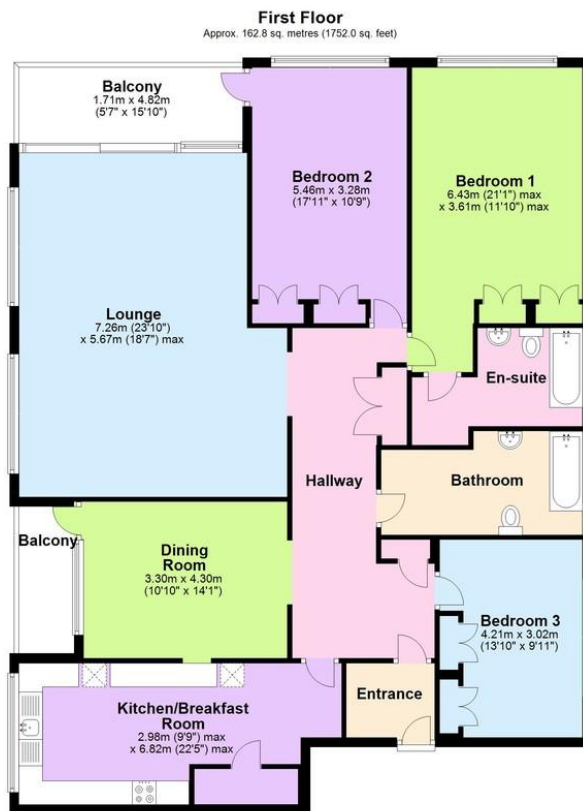
Beautifully established lawns with various shrubs, trees and flower borders. Ample residence and visitors parking. There is also a tandem length garage in separate block.

TENURE

Share of Freehold.

MAINTENANCE

£800 per quarter to include building insurance, water, window cleaning and sinking fund.



Total area: approx. 162.8 sq. metres (1752.0 sq. feet)

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit www.bournemouthenergy.co.uk (Tel: 01202 556096). Plan produced using PlanUp.

