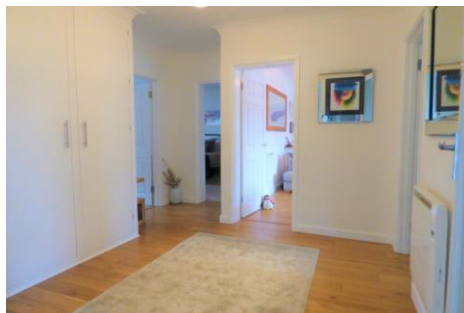


**Apartment 2, Eldon Court,
Pascoe Close, Ashley Cross, Poole,
BH14 0NX**

**£257,950
Leasehold**



A purpose built ground floor apartment presented in stunning condition throughout a short walk away from the heart of Ashley Cross. The excellent size living accommodation comprises a large and welcoming entrance hallway, lounge/dining room, balcony enjoying a sunny south westerly aspect, two very good size double bedrooms, stylish modern fitted kitchen/breakfast room with integrated appliances and a white four piece bathroom suite. There is electric heating, UPVC double glazing and the property is set within extremely well maintained communal grounds.

LOCATION NOTE: The apartment is situated within a quiet and extremely popular and convenient location within a no-through road. Ashley Cross is a short walk away with its fashionable bars, bistros, restaurants and a mainline London railway station. The centre of Poole is a short drive away, where you will find the main bus and coach terminals, plus a mainline London railway station, Poole Park and Quay. The larger resort town of Bournemouth and Sandbanks beaches are approximately a 15-20 minute drive away.

ENTRANCE: Wall mounted security entry phone system, UPVC part double glazed opaque communal doors with matching side panels, leads through to the:

COMMUNAL HALLWAY Wooden obscure glazed door with matching side panel gives access to the:

ENTRANCE HALLWAY 11' 0" x 9' 10" (3.35m x 3m) A spacious and welcoming entrance hallway with coved and smooth set ceiling, light point, electric radiator, double doored wardrobes provide hanging, shelving and storage space. There is an airing cupboard to the side housing the hot water cylinder with slatted shelving, smoke detector, telephone point, solid oak wooden flooring. White panelled doors lead of to:

LOUNGE / DINING ROOM 17' 3" x 14' 0" (5.26m x 4.27m) Naturally coved and smooth set ceiling with two light points, focal point contemporary pebble effect wall mounted electric fire, T.V point, electric radiator, space for table and chairs, solid oak wooden flooring, UPVC double glazed window to the side aspect and a further UPVC double glazed window with a UPVC double glazed door to the side provides access onto the:

COVERED BALCONY Enjoying a sunny south westerly aspect with glass balustrading to the front, decked flooring, space for table and chairs.

KITCHEN / BREAKFAST ROOM 15' 2" x 9' 10" (4.62m x 3m) Comprising a range of gloss black fronted soft closing wall and base units to include under pelmet lighting, matching drawers, double doored upright storage/broom cupboard, wood effect roll edge work surfaces incorporating Quartz scratch resistant one and a half bowl drainer sink with mixer tap, integrated four ring electric hob, stainless steel chimney style extractor hood above and a fan assisted oven and grill below, part tiled walls, integrated dishwasher and fridge freezer, space for freestanding washing machine, and for table and chairs, electric radiator, smooth set ceiling with light point, UPVC double glazed window overlooking the communal grounds, solid oak wooden flooring.

BEDROOM ONE 16' 2" x 11' 2" (4.93m x 3.4m) Naturally coved and smooth set ceiling with light point, UPVC double glazed window, two electric radiators, T.V point, ample space for freestanding bedroom furniture.

BEDROOM TWO 12' 3" x 11' 7" (3.73m x 3.53m) Naturally coved and smooth set ceiling with light point, UPVC double glazed window, electric radiator, T.V point, ample space for freestanding bedroom furniture.



BATHROOM 9' 2" x 8' 0" (2.79m x 2.44m) Comprising a four piece suite to include a panel enclosed bath with centre mixer tap and shower attachment, separate oversized shower cubicle with glass sliding door with chrome trim and a mains operated shower, vanity unit with wash hand basin with mixer tap and shelving, white gloss fronted double doored storage cupboard, UPVC double glazed opaque window, extractor fan, smooth set ceiling, light point, anti slip tiled floor.

OUTSIDE Eldon Court is set within very well maintained communal grounds.

We have been advised that garages are available to rent.

TENURE Leasehold - Approximately 182 years remaining.

SERVICE CHARGE Is currently £325.00 per quarter.

GROUND RENT Is peppercorn.

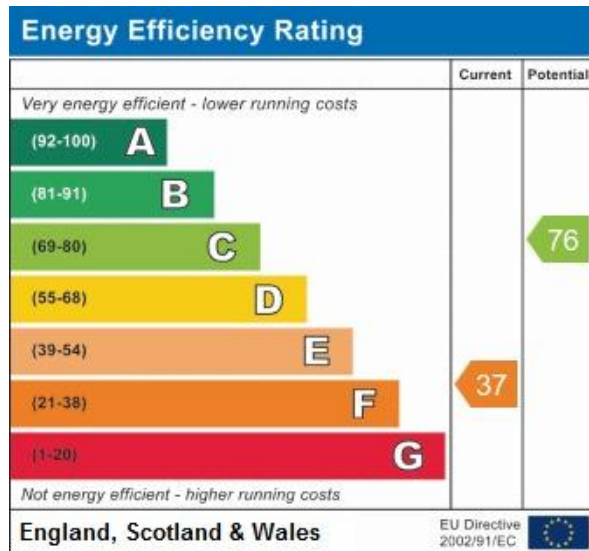
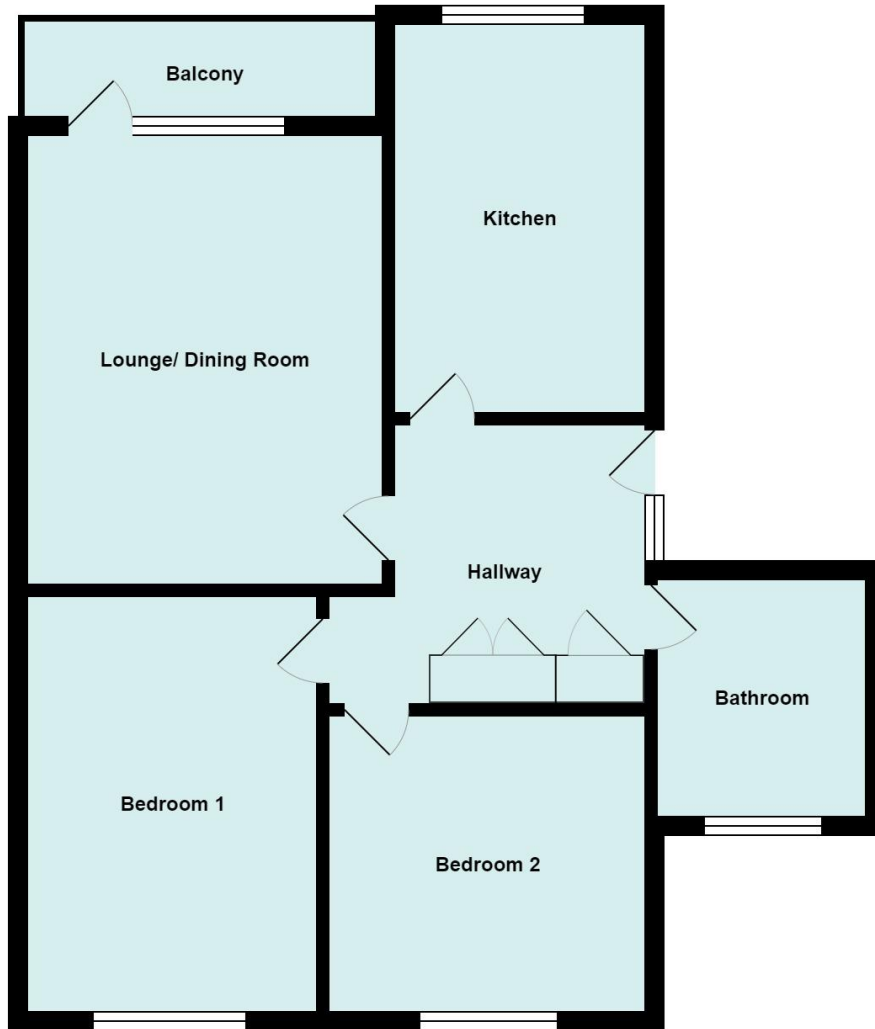
We have been advised that pets and sub-letting are permitted.

COUNCIL TAX BAND 'C' 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: 14075





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