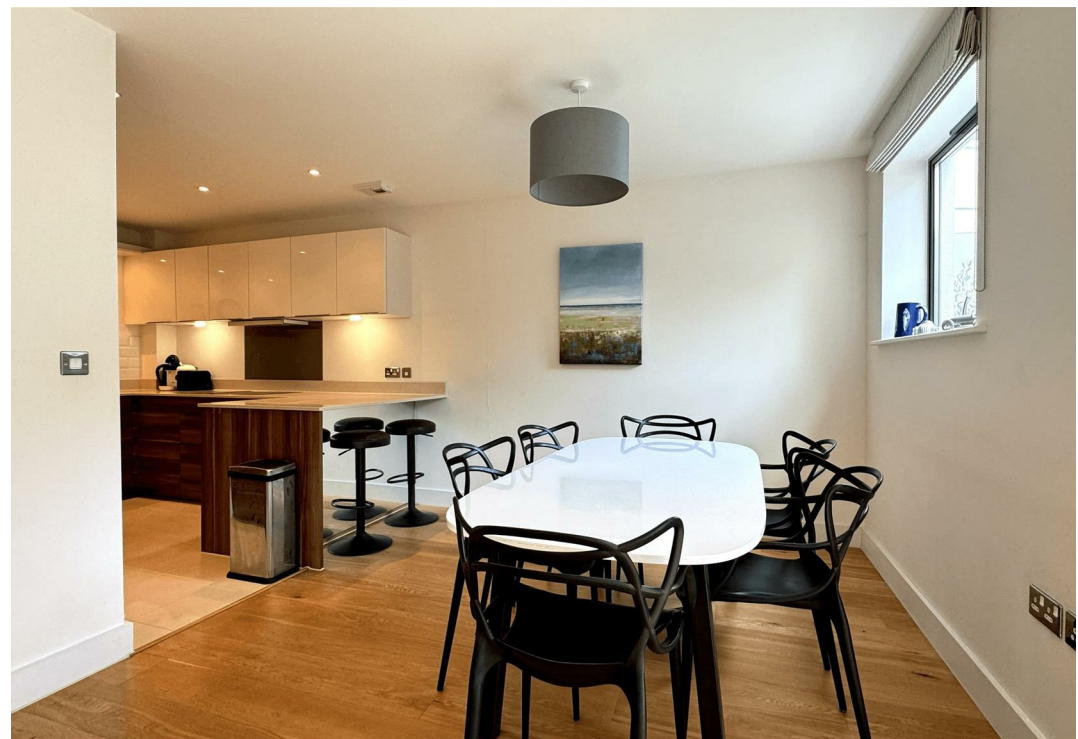




9 Brooklyn 2 Bingham Avenue, Poole BH14 8FB
£695,000 Share of Freehold





Evening Hill

The property is located in Bingham Avenue, Evening Hill, which is widely regarded as one of the areas most sought after roads within a conservation area that lies within Canford Cliffs and Lilliput. Conveniently located, the local area offers a variety of stylish boutiques, cafes, bars and restaurants with the school catchments of Lilliput First and Baden Powell Schools.

Evening Hill, located on the shores of Poole Harbour, offers the very best views over Poole Harbour, Brownsea Island and The Purbeck Hills beyond. Access to the area is well served by all modes of transport, with a particular emphasis on the fast rail link direct to London Waterloo, as well as sea and air travel to the Channel Islands and Mainland Europe from Poole Ferry Port and Bournemouth International Airport respectively.

Bournemouth and Poole town centres are equidistant from the property and both offer superb shopping, recreational and entertainment facilities.

Property Comprises

The apartment is situated on the first floor and can be accessed via lift or stairs. As you enter the apartment via an entrance vestibule with walnut and glass door leading into the spacious entrance hall with hints of art deco with its curved walls. From the hallway you walk into the impressive lounge dining area with stunning curved bay window with floor to ceiling windows and double doors opening onto the west facing balcony. There is also a dining area lead to the modern kitchen with integral appliances, stone worktops and tiled flooring.

The master bedroom is light and spacious with built-in wardrobe and ensuite showroom. The ensuite has a large step in shower, vanity sink and W/C. Bedrooms two is a double with fitted wardrobes. There is also a separate family bathroom and a storage.

Externally, the property benefits from a spacious terrace area with views out onto the surrounding trees.

Additional Information

BCP Council - Council Tax Band F

Lease Expiry - 3006

Service Charge - £3,226 per annum

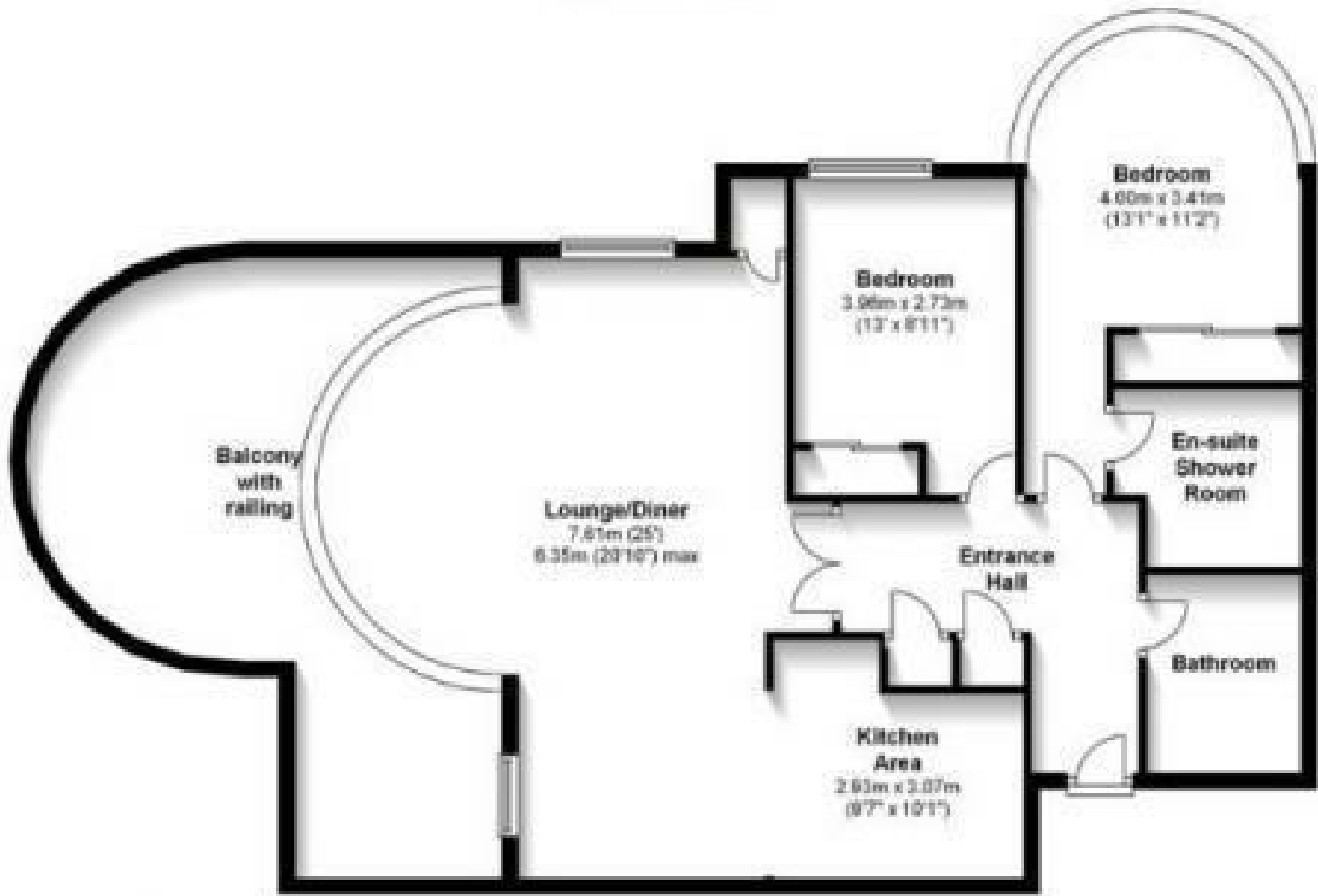
Council Tax £296 per month

EPC Rating: C

Tenure: Share of Freehold. Lease Expiry: 24/06/3006 (981 years remaining)



Second Floor



This illustration is for identification purposes only. Not drawn to scale, unless stated. Dimensions shown are to the nearest 7.5 cm / 3" and the total approx measurements will include all outside areas including balconys and terrace areas on the plan. Whilst every care is taken in the preparation of this plan, please check all dimensions shapes compass bearings before making any decisions reliant upon them.

Plan produced using The Mobile Agent.

Key Drummond

Tel: 01202 700771

canfordcliffs@keydrummond.com

www.keydrummond.com

All room dimensions given above are approximate measurements. These particulars are intended only to give a brief description of the property as a guide to prospective buyers. Accordingly:

- Their accuracy is not guaranteed and neither Key Drummond Estate Agents, nor the vendors accept any liability in respect of their contents.
- They do not constitute an offer of contract for sale.
- Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require further clarification or information.

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.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
A			A		
82-91			81-91		
B			B		
81-85			80-85		
C			C		
79-80			79-80		
D			D		
77-78			77-78		
E			E		
75-76			75-76		
F			F		
73-74			73-74		
G			G		
71-72			71-72		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		