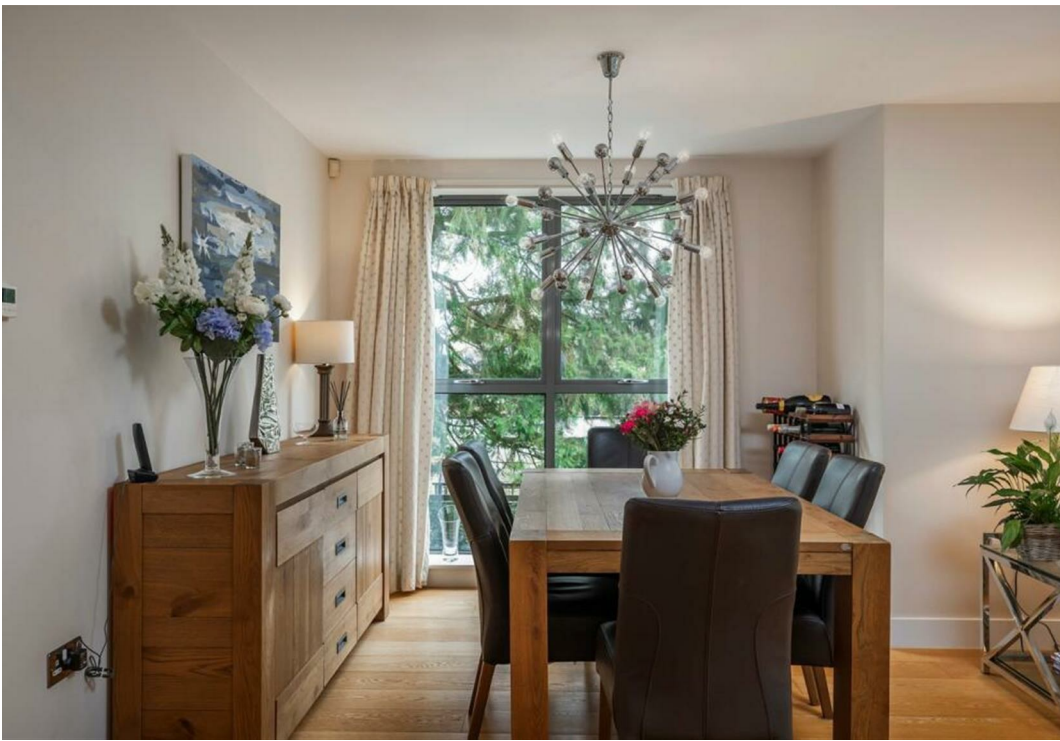




6 Brooklyn, 2 Bingham Avenue, Poole BH14 8FB
£725,000 Share of Freehold





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 south side of the ground floor. As you enter the apartment via an entrance hall leading to all principle rooms, the impressive lounge dining area with stunning curved bay window with floor to ceiling windows and double doors opening onto the west facing terrace. There is also a dining area and a semi-open plan modern kitchen with integral appliances, stone worktops and tiled flooring.

The master bedroom is comprised of a wall-in dressing room, en suite and spacious bedroom. Bedrooms two/three are both spacious doubles. There is also a separate family bathroom a utility and a storage.

The property is conveyed with two underground parking spaces and a lockable storage cupboard.

Maintenance

Council tax band F - £2958.57 pa

Service charge £3700 pa

Share of Freehold



Key Drummond

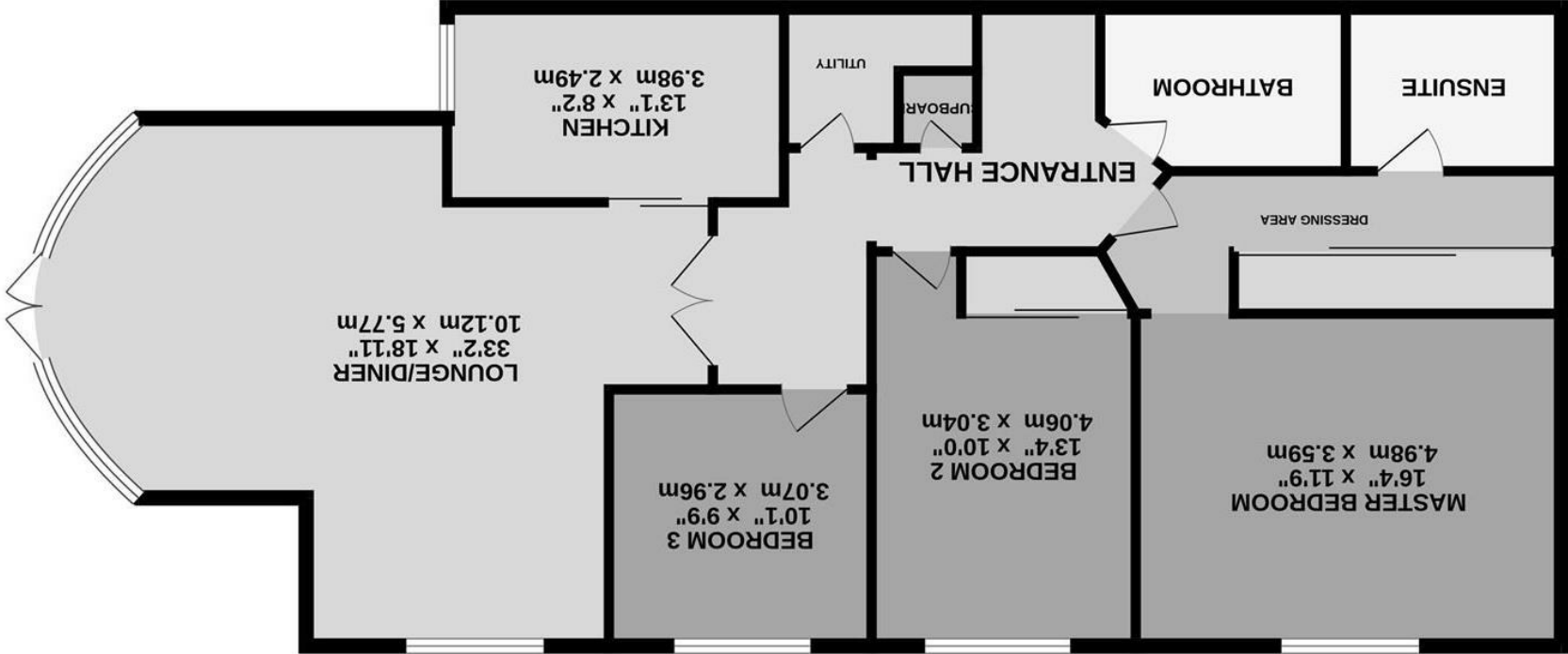
Tel: 01202 700771

canfordcliffs@keydrummond.com

www.keydrummond.com

GROUND FLOOR

1199 sq.ft. (111.4 sq.m.) approx.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate only and no responsibility is taken for any error, omission or mis-statement. 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.

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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	
EU Directive 2002/91/EC	
Very energy efficient - lowest running costs	A
101-121	A
81-101	B
61-81	C
41-61	D
21-41	E
1-21	F
1-21	G
Not environmentally friendly - higher CO2 emissions	
61	63
Climate	Future

Environmental Impact (CO ₂) Rating	
EU Directive 2002/91/EC	
Very environmentally friendly - lower CO2 emissions	A
101-121	A
81-101	B
61-81	C
41-61	D
21-41	E
1-21	F
1-21	G
Not environmentally friendly - higher CO2 emissions	
Climate	Future