



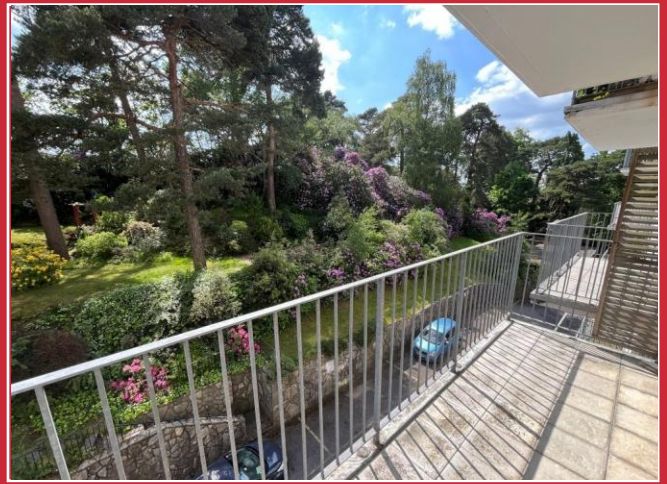
Castle Hill Court, 72 Bournemouth Road, Poole BH14 0EY

A beautifully presented 2nd floor apartment benefiting from a share of the freehold located a short walk away from Ashley cross. There is spacious and well configured accommodation on offer including two large double bedrooms and a balcony provides pleasant views over the landscaped communal gardens.

EPC: 60 Council Tax Band: B Price: £250,000 Share of Freehold







Key Features

- PURPOSE BUILT 2nd FLOOR APARTMENT (STAIRS & LIFT TO ALL FLOORS)
- IMPECCABLY PRESENTED THROUGHTOUT
- ENTRANCE HALLWAY WITH STORAGE
- SPACIOUS LOUNGE/DINING ROOM
- BALCONY WITH VIEWS OVER THE COMMUNAL GARDEN
- STYLISH MODERN FITTED KITCHEN
- TWO LARGE DOUBLE BEDROOMS
- GENEROUS SIZE WALK IN SHOWER
- GARAGE
- SUB-LETTING PERMITTED
- MAINTENANCE £1,400 P.A.

The Property

Sairs and a lift provide access to all floors and upon entering the apartment there is a good size entrance hallway with plenty of storage. Doors then lead off to a superb spacious lounge/diner which enjoys a sunny southerly aspect to the rear and there is a balcony providing a pleasant sylvan outlook.

There is a stylish modern fitted kitchen/breakfast room and two large double bedrooms with fitted wardrobes. A generous size modern fitted shower room with large walk-in shower completes the accommodation.

The development is set within well maintained landscaped communal grounds with mature trees, plants and shrubbery throughout. Adjacent to the building there is a garage in a small block which is conveyed with the property and there is visitors' parking.

Ashley Cross is a short walk away with its popular bars, bistros, restaurants and a main line London railway station.



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 Planit.



| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | | 82 |
| (55-68) D | 60 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | |
| EU Directive 2002/91/EC | | |
| www.epcau.com | | |

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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