



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

Welcome to this delightful first-floor apartment, ideally located just moments from vibrant Ashley Cross. With a generous living space and a sunny south-facing balcony, you can enjoy serene views over the rear gardens. This apartment also features two spacious double bedrooms, making it the perfect retreat for comfort and convenience.

EPC: 67 Council Tax Band: B Price: £249,950 Share of Freehold

 **2**  **1**  **1**





Key Features

- PURPOSE BUILT FIRST FLOOR FLAT
- TWO DOUBLE BEDROOMS
- GOOD SIZE LOUNGE
- SOUTH FACING BALCONY
- BATHROOM & SEPARATE WC
- CARPORT
- LIFT TO ALL FLOORS
- ELECTRIC HEATING & DOUBLE GLAZING
- SHARE OF FREEHOLD
- WALKING DISTANCE TO ASHLEY CROSS

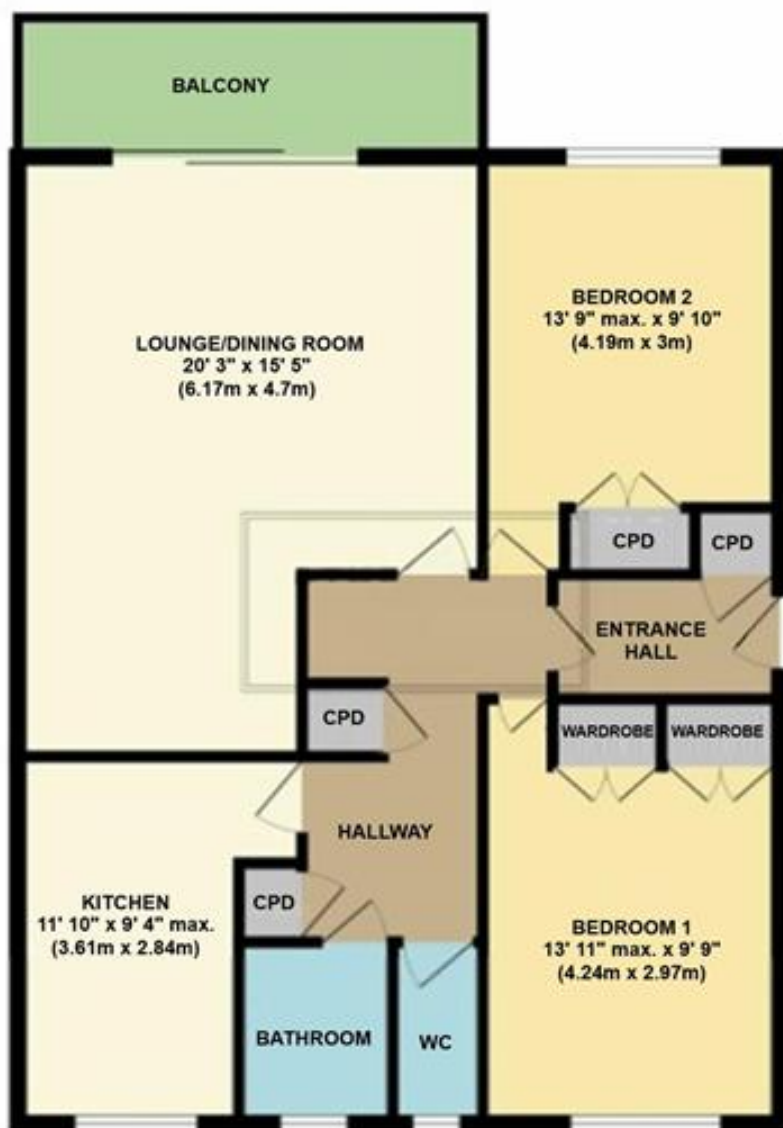
The Property

We are pleased to introduce you to this wonderful first-floor apartment, just a stone's throw from the vibrant Ashley Cross area. Boasting a generous living space, the open lounge/dining room flows effortlessly onto a sunny south-facing balcony, where you can unwind and soak in lovely views of the rear gardens.

This delightful apartment features two spacious double bedrooms, perfect for restful retreats,

along with a well-appointed bathroom and a separate WC for added convenience. Enjoy the benefits of electric heating and double-glazed windows that enhance comfort and energy efficiency. With both stairs and a lift providing easy access to all levels, this home caters to all lifestyles.

Additional highlights include a share of the freehold, a carport for hassle-free parking, and a large secure storage room ideal for bicycle or water sport storage.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D	67	
(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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