



Gervis Court, 49 Church Road, Ashley Cross, Poole BH14 0NW

* NO FORWARD CHAIN * Occupying a fantastic location a short level walk from Ashley Cross, lies this two double bedroom purpose-built ground floor apartment with a 28ft approx. south facing balcony overlooking St. Peters Church.

EPC: TBC **Council Tax Band:** C **Price:** £259,950 Share of Freehold







Key Features

- PURPOSE BUILT GROUND FLOOR APARTMENT
- ENTRANCE HALLWAY/OFFICE
- GENEROUS SIZE LOUNGE
- 28ft APPROX SOUTH FACING BALCONY LOOKING TOWARDS ST PETERS CHURCH
- KITCHEN/BREAKFAST ROOM
- TWO DOUBLE BEDROOMS
- EN-SUITE & ADDITIONAL SHOWER ROOM
- CONVENIENT ASHLEY CROSS VILLAGE CENTRE LOCATION
- WELL MAINTAINED COMMUNAL GROUNDS
- SHARE OF FREEHOLD - 947 YRS REMAIN ON THE LEASE. MAINTENANCE: £1,200 P.A. GROUND RENT: N/A

The Property

Upon entering there is a wonderful spacious entrance hallway/study with storage cupboards, desk area, drawers and an extensive book shelf as well as the airing cupboard and coat cupboard. Doors then lead off to all principal rooms with a generous size lounge dining room to the front providing a pleasant outlook over the communal grounds. This then leads to a 28ft approx. sun balcony which enjoys a southerly aspect and a view of St Peters Church. The roomy kitchen/breakfast room provides ample space with full granite worksurfaces, an extensive range of white gloss storage units, a breakfast bar peninsular, a full length, spacious utility cupboard and side aspect window lets in natural light.

The two double bedrooms are a great size with plenty of space for bedroom furniture, both have fully bespoke fitted furniture with shelving and one benefits from an en-suite shower room with cupboards with shelving. There is also an additional stylish shower room with a walk-in shower and fitted cupboards with shelving, and this then completes the accommodation.

Outside the development is set within very well-maintained communal grounds. Ashley Cross with its popular bars, bistros, restaurants, cafes, excellent bus services and a main line London railway station is only a short level walk away.

SPACE FOR FLOOR PLAN



SPACE FOR EPC REPORT

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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