

Flat 6 Heathside Court

28, Avalon, Evening Hill

Poole, Dorset

BH14 8HT



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Price Guide £650,000

Set in beautiful grounds moments from Evening Hill viewpoint and local amenities sits Heathside Court, a beautifully refurbished 1,576 sq ft, three double bedroom first floor apartment.

Summary of Accommodation

Fully refurbished 3 bedroom bedrooms

2 bathrooms • Separate cloakroom

Dual aspect lounge/diner

Large kitchen/breakfast room

Garage & residents' parking

Offered with no forward chain





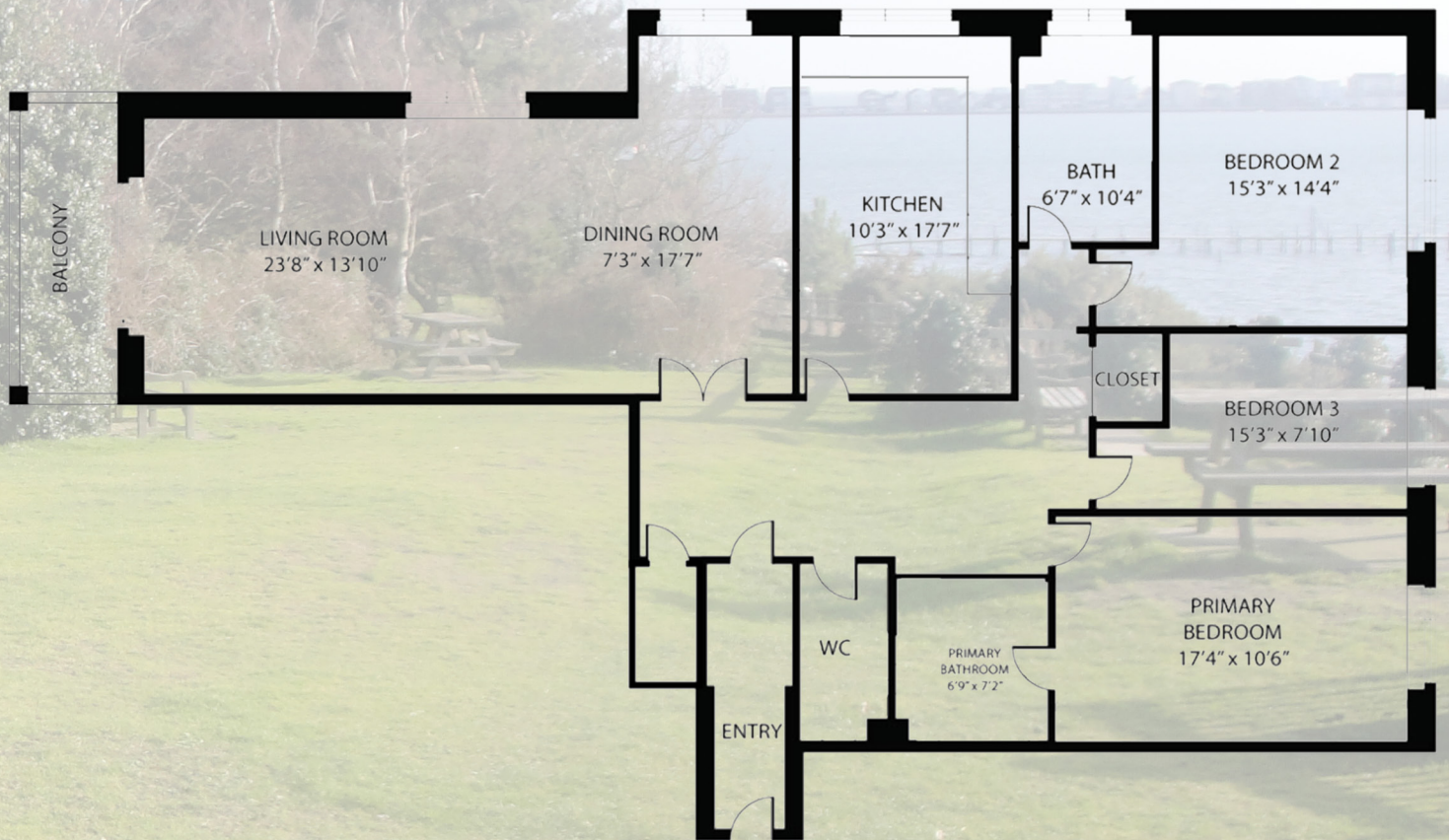
The apartment is situated on the first floor and is approached via an entry phone and a passenger lift. A private entrance lobby leads to a reception hall with excellent built-in cupboard space and a cloakroom.

From the reception hall there is a large dual aspect sitting room/dining room with feature concealed pelmet lighting leading through glass doors onto a south/west facing decked balcony. A stylish separate kitchen/breakfast room with full range of integral appliances. There are also three double bedrooms, two bathrooms, one being en-suite to the master bedroom. The apartment also has the benefit of a garage with electric door.

There is a garage in the adjacent block on the edge of the resident's car park where there are also some second car/visitor spaces. The grounds have been nicely developed offering lawns and manicured beds and borders.

Heathside Court is located between Lilliput Village and the viewpoint at the top of Evening Hill. There is a network of wooded footpaths in the immediate area making this the perfect location for walking. Lilliput village has two supermarkets, Salterns Marina just around the corner plus some other shops and an award-winning bakery/café in Lilliput village.

TENURE - Shared freehold
 SERVICE CHARGE - Circa£1800 per annum
 NB: Images taken July 2023



Heathside Court, Poole BH14 8HT
 TOTAL APPROX. FLOOR AREA 1,576 SQ.FT

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Lloyds Property Group

PROPERTY NAME
 Flat 6 Heathside Court

LOCATION
 Evening Hill, BH14 8HT

TOTAL FLOOR AREA
 1,576 sq ft

COUNCIL TAX
 Band G BCP(Poole)

VIEWING ARRANGEMENTS
 Telephone: +44 (0)1202 708044
 Email: enquiries@lloydspropertygroup.com
 Ref: 3437 JA
 Share of Freehold • Maintenance: Circa £1,800 pa
 No Pets/Holiday Lets

Illustration for identification purposes only, measurements are approximate, not to scale