



The Gateway, 2 Wilderton Road West, Poole BH13 6EF

Superbly positioned close to Westbourne, local amenities and the beach lies this wonderful two double bedroom second floor apartment with lift and stairs to all floors. There is generous size living accommodation throughout, a large balcony, garage in a nearby block, residents'/visitors' parking and the apartment is offered with no forward chain.

EPC: 81 Council Tax Band: E Price: £325,000 Share of Freehold

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





Key Features

- SECOND FLOOR PURPOSE BUILT APARTMENT SET WITHING ATTRACTIVE GATED DEVELOPMENT
- ENTRANCE HALLWAY
- SPACIOUS LOUNGE WITH DOOR LEADING TO THE BALCONY
- KITCHEN/BREAKFAST ROOM WITH SLIDING DOOR LEADING TO THE BALCONY
- FAMILY BATHROOM
- GARAGE IN NEARBY BLOCK & RESIDENTS'/VISITORS' PARKING
- EXCELLENT LOCATION CLOSE TO WESTBOURNE/SHOPS BUS SERVICES & BEACH
- NO FORWARD CHAIN / POTENTIAL TO IMPROVE
- LEASE: £982 YRS REMAINING. SERVICE CHARGE: £TBC. SUB-LET PERMITTED. PETS: TBC

The Property

A communal door with wall mounted security entry phone system leads through to the well-presented communal hallway with stairs and lift giving access to the second floor.

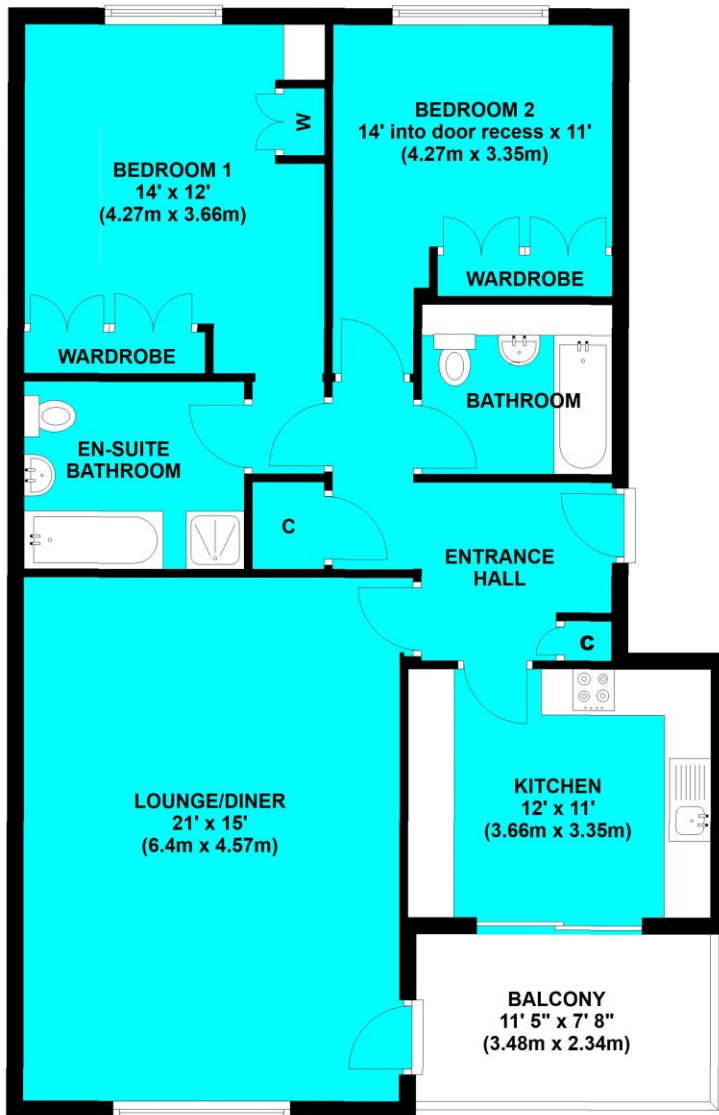
A personal front entrance door with spyhole leads into the spacious hallway with a large storage cupboard, single wardrobe and a wall mounted video security entry phone system. Doors then lead off to a superb generous size lounge with large UPVC double glazed window overlooking the communal grounds and space for table and chairs. A UPVC door leads out onto the covered balcony with ample space for table and chairs enclosed with glass balustrade and tiled floor with a pleasant outlook overlooking the communal grounds. The kitchen/breakfast room is fitted with a comprehensive

range of storage units and drawers, glass fronted display cabinets, integrated fridge/freezer, gas hob with extractor above, fan assisted oven and grill below, wall mounted boiler, double glazed sliding door leading out onto the balcony. There is a wonderful master suite with fitted wardrobes leading into a four-piece en-suite bathroom with separate shower cubicle, Bedroom two again offers great space with fitted wardrobes, ample space for additional free standing or fitted bedroom furniture. The bathroom comprises a three-piece suite with part tiled walls and wood effect flooring.

Outside there are well maintained communal grounds, visitor and residents' parking spaces on a first come first served basis and a garage in a block.

Second Floor

Approx. 90.5 sq. metres (973.9 sq. feet)
(excluding Balcony)



Total area: approx. 90.5 sq. metres (973.9 sq. feet)

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 and 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 PlanUp.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	81 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.

Broadstone Office

219 Lower Blandford Road, Broadstone, Dorset BH18 8DN
T: 01202 691122 E: broadstone@wilsonthomas.co.uk

Poole Office

Towngate House, 2-8 Parkstone Road, Poole, BH15 2PW
T: 01202 717771 E: lowerparkstone@wilsonthomas.co.uk

www.wilsonthomas.co.uk



rightmove

OnTheMarket

