



ALINGTON ROAD,  
EVENING HILL











## DETAILS

Honeywood House is a purpose-built development comprising nine three bedroom spacious flats and one Penthouse. This recently renovated first floor property offers harbour glimpses and generous room sizes throughout, viewing is highly recommended.

Access to the front entrance is via a secure entry phone system with lift or stairs or lift if entering from the lower garage level.

The apartment has been redecorated throughout and includes new carpets in the hallway, lounge/diner and bedrooms, light grey oak laminate flooring in the bathrooms and new double glazed windows. The spacious entrance hall has four storage cupboards and leads to a large double aspect L shaped lounge/diner filled with natural light and patio doors leading onto an enclosed wraparound sunroom, all contribute to this being one of the most sought-after flats in the block.

The property features a separate well-appointed fitted kitchen with appliances and granite worktops .

The main bedroom also enjoys partial harbour views and has a dressing area with a range of fitted wardrobes and a contemporary en-suite featuring a bath with handheld shower head, tiling and built in furniture. The two guest double bedrooms overlook the entrance. The family bathroom is a good size and has a walk-in shower.

Honeywood House has visitor parking to the front and to the rear is a large, private garage with electronically operated door and one allocated parking space.

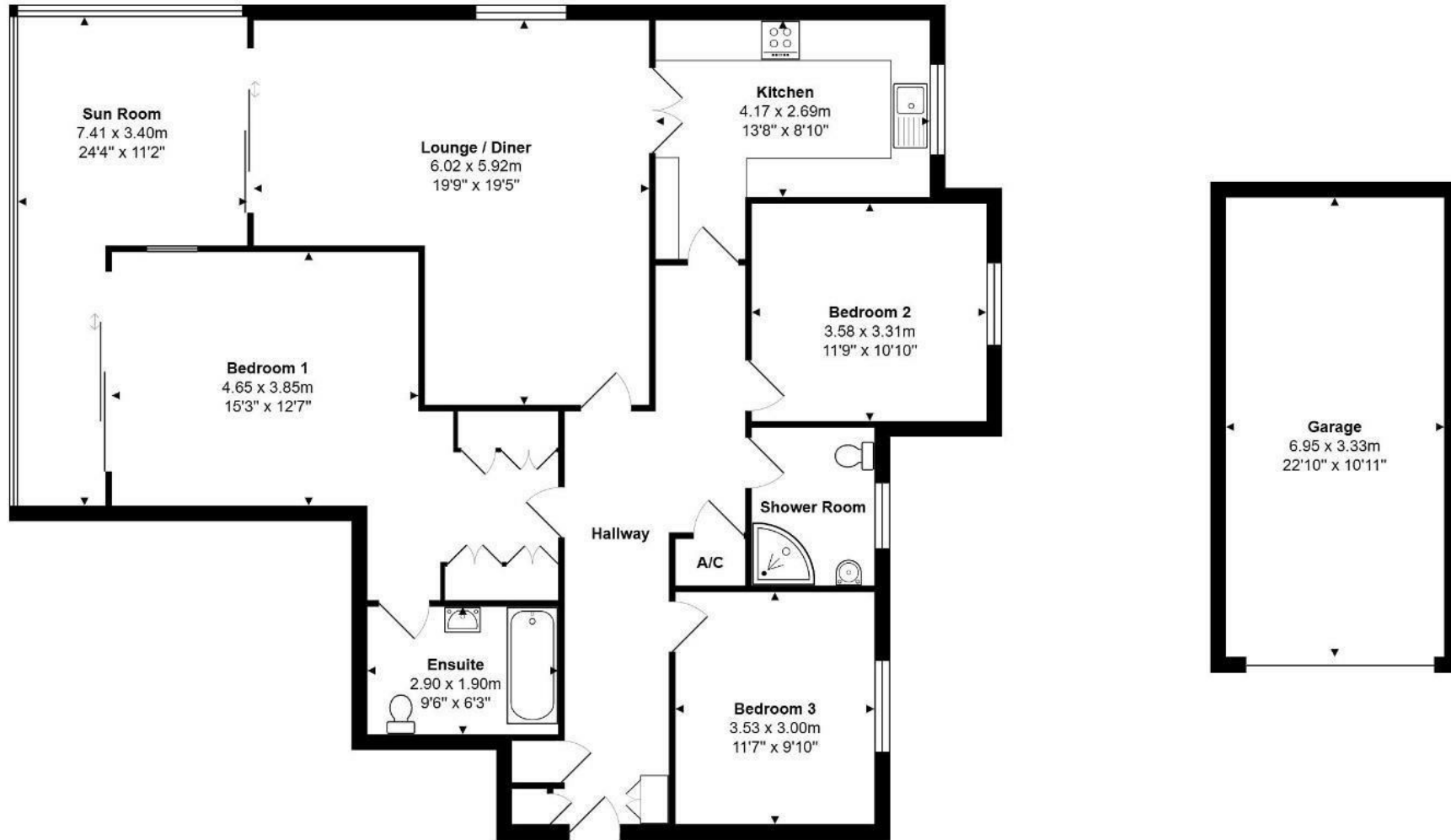
With its convenient location, there is easy access to all the amenities that Poole has to offer. Whether you are looking to explore the vibrant town centre or relax on the beautiful beaches, everything is just a stone's throw away.

## AT A GLANCE

Guide Price:	£600,000
Tenure:	Leasehold - Share of Freehold
Stamp Duty:	£20,000 (Main Home)
Local Authority:	BCP Council
Council Tax:	BCP £3,774.63 Band G

## KEY FEATURES

- Share of Freehold
- 3 double bedrooms
- Lift access
- Large garage and parking space
- South facing sunroom
- Tastefully refurbished
- Located 200 metres from the harbour
- En-suite to principal bedroom



Total Area: 136.8 m<sup>2</sup> ... 1473 ft<sup>2</sup>

All measurements are approximate and for display purposes only

# LLOYDS

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