



Heathside Court, 28 Avalon, POOLE BH14 8HT
£495,000 Share of Freehold





A spacious three-bedroom apartment extending to approximately 1,452 sq. ft., with two bathrooms, a private balcony, generous living accommodation and no forward chain.

- Three bedrooms, two bathrooms
- No forward chain
- Southerly aspect balcony
- Evening Hill location
- Parking
- Ideal lock up and leave

Lilliput

The property is located in the heart of Lilliput and within a short level walk to local shops. Lilliput offers an array of shops including well known convenience stores, hairdressers, bike & surf shops, restaurants & cafes including an award winning patisserie. Close by is the renowned Parkstone Bay Marina offering superb boating facilities as well as the highly regarded South Deep Café set on a beautiful waterfront location with indoor and outdoor seating. The prestigious Parkstone Golf Club and the blue flag beaches of Sandbanks are just a stone's throw away. At the end of The Sandbanks Peninsula is the chain link ferry giving vehicular and pedestrian access to the many miles of National Heritage coastline of the Isle of Purbeck. Lilliput is ideally located for those needing travel connections to London and into Europe. London Waterloo can be reached in under two hours via train or road. Bournemouth International Airport offers both internal and international flights to a variety of destinations.

Property Comprises

An exceptionally spacious and highly desirable three-bedroom apartment, positioned on an upper floor of this well-maintained development and set within beautifully presented communal grounds close to the shores of Poole Harbour and the locally renowned Evening Hill viewpoint.

The property is ideally situated between the excellent amenities of Lilliput, approximately 0.3 miles away, and the safe, sandy beaches of Sandbanks, located just over a mile from the development. Offering approximately 1,452 sq. ft. of generously proportioned accommodation, the apartment would make an excellent permanent residence, coastal retreat or second home.

A spacious entrance hall provides access to the principal accommodation and benefits from excellent built-in storage. There are three generous double bedrooms, including a principal bedroom with private en-suite. Bedrooms two and three are served by a convenient family bathroom while a separate guest cloakroom provides further practicality.

The fitted kitchen is complemented by an impressive open-plan living and dining room, offering ample space for both relaxing and entertaining. Doors open directly onto a private balcony, providing a pleasant extension of the living accommodation.

The apartment is offered to the market with no forward chain.

****Tenure:** Share of Freehold**

****Lease Length:** 999 years**

****Maintenance Charge:** £1,100.30 payable half-yearly, including window cleaning, gardening, water and sewerage charges, and the cleaning and maintenance of communal areas**

****Sinking Fund:** None**

****Council Tax Band:** F**

****Energy Performance Certificate:** C**

****Pets:** Not permitted**

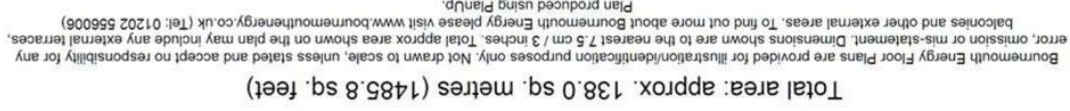




Tel: 01202 700771

canfordcliffs@keydrummond.com

www.keydrummond.com



All room dimensions given above are approximate measurements

These particulars are intended only to give a brief description of the property as a guide to prospective buyers. Accordingly:

- Their accuracy is not guaranteed and neither Key Drummond Estate Agents, nor the vendors accept any liability in respect of their contents.

References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

