WILSON THOMAS
ESTATE AGENTS

Castle Hill Court, 72 Bournemouth Road, Ashley Cross BH14 0EY

* No Forward Chain * Nicely positioned a short walk into Ashley Cross lies this stylish and beautifully presented two double bedroom raised ground floor apartment benefiting from an approximately 32ft south facing sun balcony.

EPC: 41 **Council Tax Band:** B **Guide Price:** £230,000 Share of Freehold 2 1 1

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Key Features

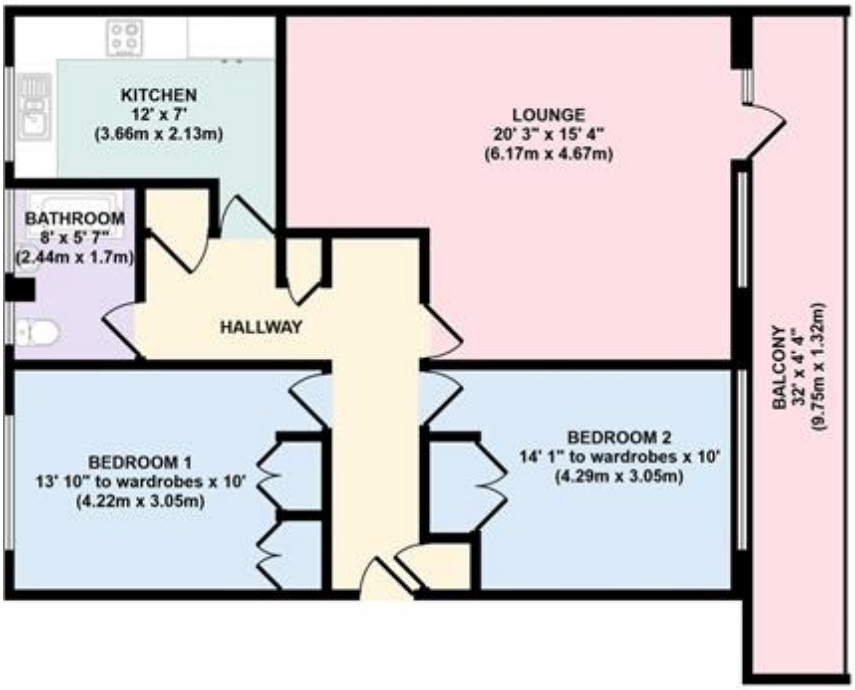
- STYLISH & BEAUTIFULLY PRESENTED RAISED GROUND FLOOR APARTMENT
- ENTRANCE HALLWAY
- GREAT SIZE SOUTH FACING LOUNGE DINING ROOM
- APPROX. 32FT SUN BALCONY OVERLOOKING THE COMMUNAL GARDENS
- TWO DOUBLE BEDROOMS WITH FITTED WARDROBES
- SUPERB MODERN FITTED KITCHEN
- GENEROUS SIZE BATHROOM
- GARAGE
- SHORT WALK TO ASHLEY CROSS
- SHARE OF FREEHOLD. MAINTENANCE £1,400 P.A. GROUND RENT: N/A. 943 YRS REMAINING ON LEASE. SUB-LETTING & PETS: TBC

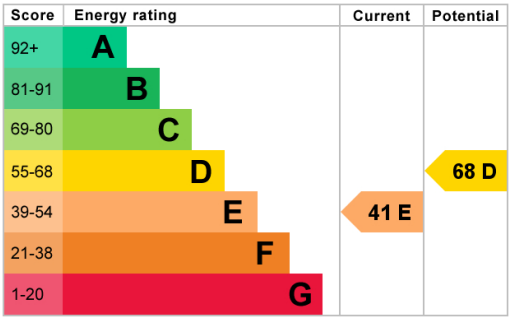
The Property

Upon entering you are drawn straight away to the good size L-shaped entrance hallway and the stylish presentation of this very generous size apartment. Located to the rear is the light, bright, airy and extensive south facing lounge dining room with ample space for table and chairs and French style double glazed doors leading out on to the balcony. This fantastic approx. 32ft balcony is a particular feature in our view enjoying a sunny southerly aspect and looking over the well maintained landscaped communal grounds. The modern contemporary fitted kitchen provides a touch of class with integrated appliances, handleless, soft closing units and drawers with butchers block wood effect work surfaces. There are two great size double bedrooms both with fitted wardrobes, and the sense of space to this wonderful apartment continues with a generous size modern fitted bathroom that incorporates the original separate cloakroom.

Outside the property is conveyed with a garage in a nearby block and there is visitors' parking located to the rear with the development set within very well maintained landscaped communal grounds.

Ashley Cross with its fashionable bars, bistros, cafes, restaurants and a main line London railway station is only a short walk away.





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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