

Eaglehurst
Eagle Road, Poole BH12 1AP

£250,000 Leasehold





Property Summary

A superb first floor three-bedroom apartment with light and spacious accommodation, set moments from the vibrant heart of Westbourne Village. As can be seen from the photographs, the property is presented in first class order throughout with recent improvements including a contemporary shower room and new flooring. We feel this is a great opportunity to acquire a centrally located apartment.



Key Features

- Communal entrance with elevator and stairs rising to the first floor
- Large hallway with storage provision
- Living/dining room
- Fitted kitchen
- Principal bedroom doors opening to a balcony
- Two further bedrooms
- Contemporary shower room
- Enclosed private balcony/sunroom
- First class order throughout
- Ideal location



About the Property

The property is approached via a communal hallway which has both stairs and an elevator rising to the first floor.

On entering the property there is a surprisingly large hallway that gives independent access to all rooms. The living/dining room comfortably accommodates a dining table and seating area, and a fireplace acts as a focal point to the room. The kitchen is fitted with a comprehensive range of units, and there is also a particularly generous amount of work surface for food preparation.

The large principal bedroom has plentiful space for furniture and sliding doors open to the private enclosed outside space. There are two further bedrooms with the second being a particularly good size. The bedrooms are serviced by a tastefully refitted contemporary shower room.

The private balcony has been enclosed to allow for year-round enjoyment and the development sits within well-tended, mature communal rear gardens.

Residents parking on a 'first come first served' basis.

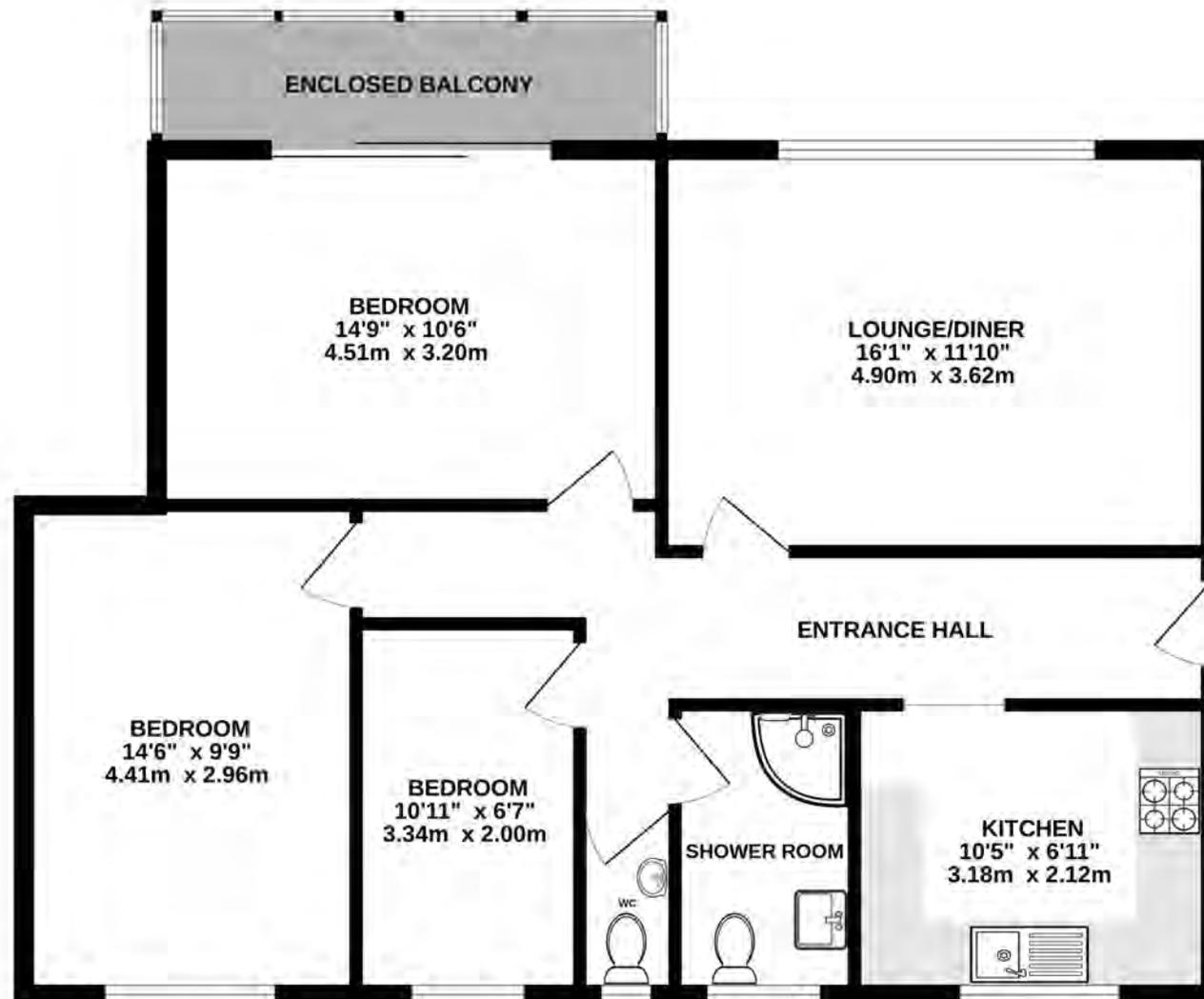
Tenure: Leasehold

Lease Length: 999 years from 1998

Service Charge: Approx £2,000 per annum - awaiting confirmation from the Management Agents

Council Tax Band: C

FIRST FLOOR
827 sq.ft. (76.8 sq.m.) approx.



TOTAL FLOOR AREA : 827 sq.ft. (76.8 sq.m.) approx.

With every attempt has been made to ensure the accuracy of the floorplan contained here; measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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.



About the Location

Situated in a highly popular and sought-after area within easy walking distance of Westbourne village providing an eclectic mix of bars, excellent restaurants and cafes alongside a selection of exclusive boutiques and independent shops. Alum Chine is also within walking distance, offering seven miles of award-winning, blue-flag, sandy beaches. Also conveniently located to give easy access to the dual carriageway and excellent public transport links.

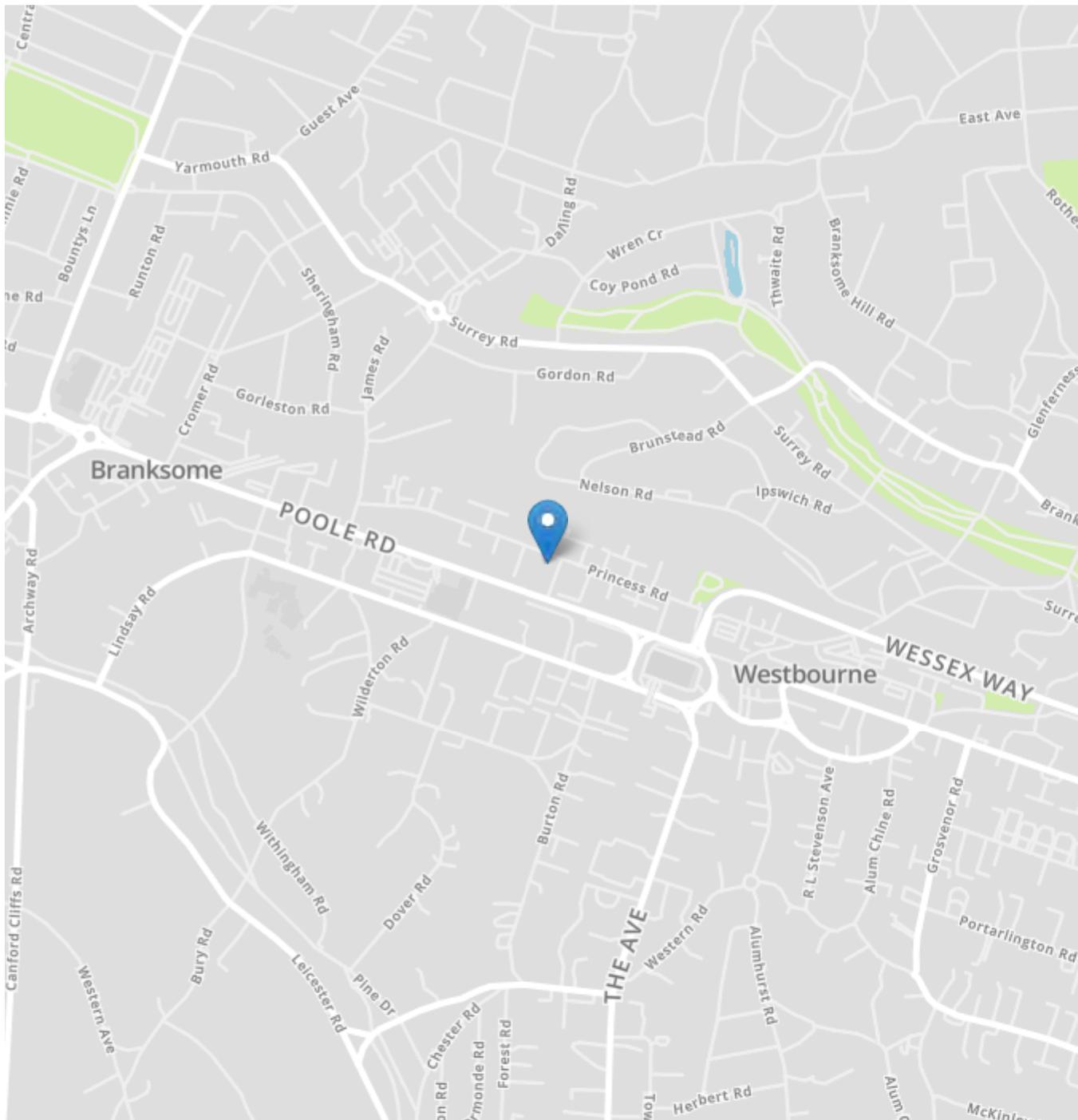


About Mays

We understand that property is a people business, and pride ourselves on having a diverse and multi-talented team of property professionals.

We have been successfully selling clients homes for more than 25 years, and our wealth of local knowledge combined with our experience in both the London market and overseas property, means our team can handle anything that comes their way.

Our reputation is a result of the unsurpassed level of service we offer and importantly the results we achieve for our clients. Our ethos is to 'Bring People and Property Together', after all it's what we've been doing so well for nearly 30 years.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	74	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	

IMPORTANT NOTICE

Mays and their clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Mays have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

New Developments (where applicable)

Plans and specification are subject to change during the course of construction. All measurements are approximate. The developers reserve the right to alter and amend the information given in these particulars as necessary. Nothing contained herein shall be, or shall be deemed to be, part of any contract. The approximate dimensions quoted indicate the maximum room sizes and are scaled from plans before construction has commenced. They are not intended to be used for carpet sizes, appliance spaces or items of furniture.

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