



LINKHOMES
ESTATE AGENTS

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Total Area: 76.3 m² ... 821 ft²
All measurements are approximate and for display purposes only



Flat 23, 65 Castle Hill House, Bournemouth Road, Poole, Dorset, BH14 0BW
Guide Price £280,000

**** STUNNING TWO BEDROOM APARTMENT ** ASHLEY CROSS LOCATION **** Link Homes Estate Agents are delighted to present for sale this two bedroom, two bathroom first floor apartment situated just moments from Ashley Cross. Benefitting from an array of standout features including two good-sized bedrooms with bedroom one offering a stylish three-piece en-suite, an open-plan kitchen/living room with integrated appliances and a Juliet balcony with tree-lined views, a three-piece main bathroom suite, ample storage and an allocated parking space. This is a perfect first time buy!

Built in 2017, Castle Hill House is located in the BH14 postcode just a stones throw away from Ashley Cross and its array of independent bars, cafes and restaurants. Ashley Cross also benefits from The Post Office, Patisserie Mark Bennett, Ashley Cross Green, barbers, coffee shops and Parkstone Train Station which offers direct links to London Waterloo in approximately 2 hours. Castle Hill House is situated close to Poole Park, Poole Dolphin Centre and Sandbanks award-winning blue-flag beaches.

The mention of any appliances and/or services within these Sales Particulars does not imply that they are in full and efficient working order. All measurements have been taken using a sonic tape measure or laser distance meter and therefore may be subject to a small margin of error. Whilst we endeavour to make our Sales Particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance.





First Floor

Entrance Hall

Smooth set ceiling, down lights, smoke alarm, video entry-system, thermostat, radiator, power points, good-sized storage cupboard housing the consumer unit and carpeted flooring.

Kitchen/Living Room

Smooth set ceiling, down lights, smoke alarm, double-glazed UPVC windows to the front aspect, double-glazed UPVC doors to the front aspect opening onto the Juliet balcony, wall and base mounted units with undercounter feature lighting, four-point Neff Induction hob with integrated overhead extractor fan, integrated Neff oven, integrated longline fridge/freezer, integrated washing machine, cupboard housing the combi boiler, one and half bowl stainless steel sink with drainer, breakfast bar with room for bar stools, radiators, power points, television point, internet point and lino and carpeted flooring.



Bedroom One

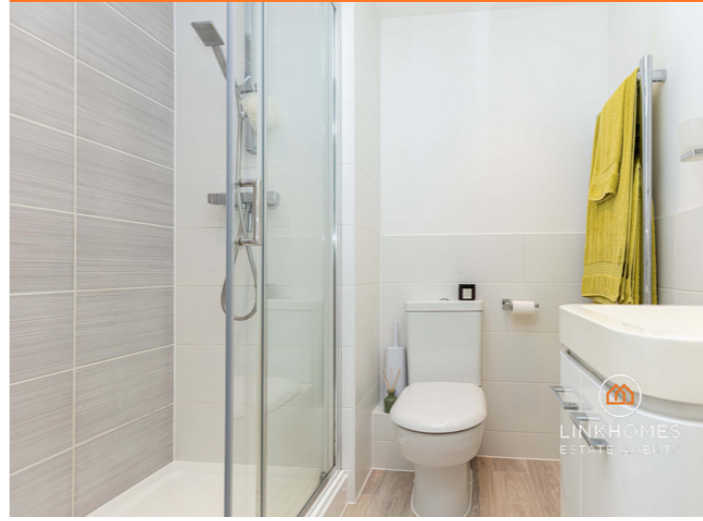
Smooth set ceiling, down lights, double-glazed UPVC window to the front aspect, radiator, power points with USB charging, television point and carpeted flooring.

En-Suite

Smooth set ceiling, down lights, extractor fan, double enclosed shower with glass shower doors, toilet, wall-mounted sink with under-storage, partially-tiled, stainless steel heated towel rail, wall-mounted mirror with feature lighting and vinyl flooring.

Bedroom Two

Smooth set ceiling, down lights, double-glazed UPVC window to the front aspect, radiator, power points with USB charging, television point and carpeted flooring.



Bathroom

Smooth set ceiling, down lights, extractor fan, panelled bath with overhead shower and glass shower screen, partially-tiled, toilet, wall-mounted sink with under-storage, wall-mounted mirror with feature lighting, stainless steel heated towel rail and vinyl flooring.



Useful Information

Agent's Notes

Tenure: Leasehold
Lease Length: 125 Years from 2017
Ground Rent: £250 per year paid annually, doubles every 25 years
Service Charge: £2,200.00 a year paid 6 monthly including buildings insurance and all maintenance to the building and grounds.
Managing Agents: Arquero Management
Rentals are permitted
Pets are permitted, subject to consent from the freeholder and a £50 payment from the leaseholder.
Holiday lets are not permitted
EPC: B
Council Tax Band: D - Approximately D -
Approximately £2,147.75 per annum.

Stamp Duty

First Time Buyer: £0
Moving Home: £1,500
Additional Property: £9,900

