

Flat 4 Minterne Grange, 24 Crichel Mount Road  
Evening Hill  
Poole BH14 8LU



A spacious two/three bedroom ground floor apartment, benefitting from a privately enclosed garden and patio terrace, in this prestigious development close to Evening Hill.

£625,000 Share of Freehold







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## SITUATION & DESCRIPTION

Evening Hill is an exclusive enclave situated between Lilliput and the world famous Sandbanks peninsula. The short distance from the beach, Lilliput shops and Salterns Marina, makes Evening Hill a great place to live.

Located within the area is a variety of property from multi million pound homes to garden apartments many of which benefit from harbour and sea views. Evening Hill viewpoint is considered by many to afford the best views of Poole Harbour and Brownsea Island available anywhere.

Minterne Grange is a highly sought after purpose built development, set within beautifully established and well maintained grounds occupying a peaceful position close to Evening Hill.

Apartment 4 is located on the ground floor offering light and spacious accommodation, extending to approximately 1,322 sq ft excluding the private garden.

Upon entering the property, you are greeted by an entrance lobby with a cloak/storage cupboard and entry phone system, whilst leading through to the main reception lobby with further built in storage cupboards.

Double doors lead to a good sized living room with patio doors opening on to a private patio terrace which leads directly on to the open communal gardens.

The kitchen offers a modern range of built in units incorporating an oven, hob and dishwasher with plumbing for a washing machine and space for American style fridge freezer, complete with Encore work surfaces.

The main bedroom, with built in wardrobes, has an adjoining door to the patio terrace, whilst benefitting from a fully tiled en suite bathroom.

The second bedroom, with an extensive range of built in furniture, also has a fully tiled en suite shower room.

Bedroom three is currently being used as a dining room with patio doors opening on to the private garden.

A particular feature of this apartment is the adjoining private low maintenance patio and gravelled garden, which is fully enclosed by fencing and mature hedging, incorporating well stocked flower bed borders.

A gate provides direct rear access to a private garage which is located in separate block with an electric door.

Tenure: Share of Freehold (lease 199 years from 1 January 2002)

Maintenance: £817.75 per quarter including buildings insurance, window cleaning and water.

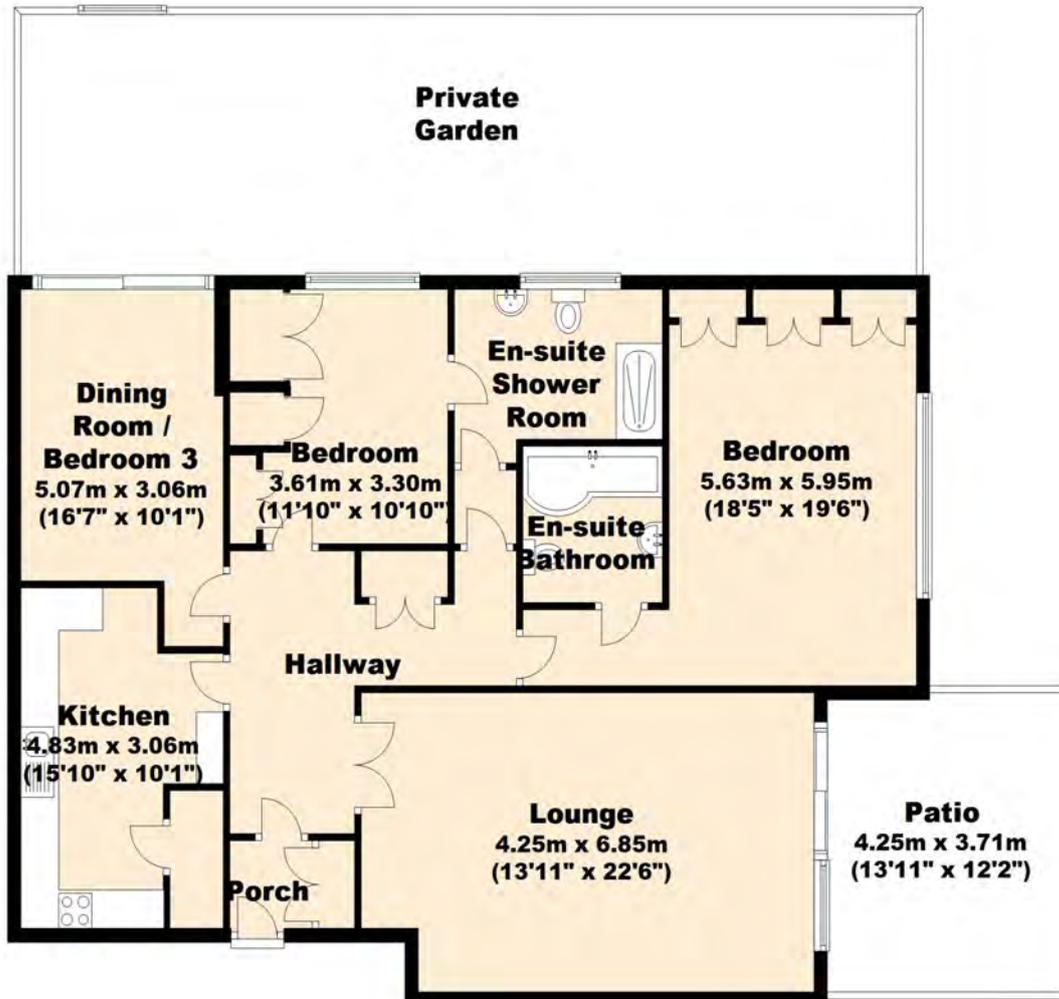
Sinking fund: £250.00 per quarter

Ground rent: nil

Council Tax Band: F - £2,711.46 for 2021/22

## Ground Floor

Approx. 122.8 sq. metres (1322.3 sq. feet)



**Total area: approx. 122.8 sq. metres (1322.3 sq. feet)**

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72   C	79   C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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