

Energy Efficiency Rating		
Potential	Current	
England, Scotland & Wales		
EU Directive 2002/91/EC		
Very energy efficient - lower running costs		
A	(92+)	
B	(81-91)	
C	(69-80)	
D	(55-68)	63
E	(39-54)	
F	(21-38)	
G	(1-20)	
Not energy efficient - higher running costs		
72		



Whilst 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 operation or efficiency can be given.

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The Hermitage

Everett Homes are delighted to offer for sale this delightful ground floor apartment full of period charm and contemporary luxury ideally situated in the coveted BH14 location. This exceptional property offers a rare opportunity to enjoy a spacious and secluded living environment, nestled in a quiet cul-de-sac location but benefiting from being moments away from Ashley Cross.

The property offers a unique and spacious accommodation throughout and further benefits from character features such as the oak panelled fireplace within the Living Room and leaded light windows throughout. The Hermitage was once a grand Victorian residence which has since been converted into apartments.

Viewing is essential to fully appreciate the unique qualities this apartment has to offer.

Location

Hermitage Road offers a rare opportunity to reside in one of Poole's most desirable and well established areas and is situated just a short distance from Poole Town Centre, providing residents with immediate access to a wide range of amenities. The town offers a variety of high end shops, cafes, and restaurants. Additionally, Poole Harbour is nearby, offering stunning waterfront views and a range of leisure activities, including sailing and water sports.

The area also boasts excellent transport links. Poole Railway Station is easily accessible, providing direct connections to London, Bournemouth, and the wider Dorset area. For those travelling by car, Hermitage Road is well connected to the region's main roads, ensuring swift access to key locations.

Entrance

Access to the Kitchen and Living/Dining Room.



PLEASE NOTE: The measurements that have been quoted are approximate and strictly for guidance only. All fittings, fixtures, services and appliances have not been tested and no guarantee can be given that they are in working order. The particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute an offer or form part of a contract. The images displayed are for information purposes only and it cannot be inferred that any item shown will be included in the property.



Living/Dining Room

7.31m x 5.57m (24' 0" x 18' 3") Grand expansive room with character features throughout and access onto the Sun Terrace and steps up to the Inner Hallway.

Kitchen

6.92m x 1.54m (22' 8" x 5' 1") Modern fitted Kitchen with a range of matching wall mounted and base units with work surfaces over, inset sink unit with Quooker tap to provide instant hot water, inset oven with microwave oven over, electric hob with stainless steel extractor hood over.

Bedroom One

3.93m x 3.66m (12' 11" x 12' 0") Max. Generous sized Bedroom with dual aspect windows allowing ample natural light into the room.

Bedroom Two

3.42m x 2.90m (11' 3" x 9' 6") Good sized second bedroom, access to Bedroom Three/Dressing Room.

Bedroom Three/Dressing Room

3.42m x 2.91m (11' 3" x 9' 7") Max.

Bathroom

2.68m x 1.85m (8' 10" x 6' 1") White suite comprising of a paneled bath with mixer tap, wash hand basin with mixer tap and close coupled WC.

Outside

There is ample communal parking available on a first come, first served basis.

Material Information

Tenure - Leasehold

Lease Term - 189 years from 29th September 1987

Service Charge - £300 per month - £3,600 per annum in which invoices are quarterly.