



**Westbury Court, 29-33 Bournemouth Road,  
Ashley Cross, Poole, Dorset, BH14 0EH**

# Westbury Court, 29-33 Bournemouth Road, Ashley Cross, Poole, Dorset, BH14 0EH LEASEHOLD PRICE £220,000

Perfectly positioned with everything on your doorstep, literally a stone's throw from the thriving village of Ashley Cross, is this immaculately presented 2 double bedroom second, floor purpose built apartment. The accommodation comprises of a spacious entrance hall, good sized south facing lounge, a fitted kitchen/breakfast room with space for table and chairs, and a modern shower room. The property has double glazing, electric heating, entry phone system, and communal parking. There are garages for rent at £40 per month, subject to availability. Westbury Court is a well-run 1960's development of 30 apartments, set in 4 blocks with communal parking. The current owners have loved living here over the past 23 years and it has been a very loved home.

- Immaculately presented 2 double second floor apartment situated a few hundred yards from Ashley Cross
- Bright, southerly facing lounge with feature fireplace
- Fitted kitchen breakfast room in a range of pale wood units with work tops over and fitted with integrated ceramic hob, oven below, extraction and space and plumbing for washing machine with space for table and chairs.
- Wood effect flooring in the entrance hall and kitchen
- Modern fitted shower room
- Double glazing and electric heating with an Ariston unvented water heater
- Communal parking
- Garage available for rent for £40 PER MONTH- subject to availability

Ashley Cross is a vibrant 'village' providing many independent shops and services and an array of restaurants, bars and pubs on the doorstep Poole Town Centre is within 2 miles and Poole Park a mile away. Parkstone railway station is half a mile away just over Ashley Cross Green with direct routes to Waterloo, London. Both Poole and Bournemouth town centres are in reach and the award winning beaches of Sandbanks are a short drive away.

Maintenance: Approximately £800 per year

Ground Rent: Peppercorn

Lease: - Approximately 125 years remaining

**COUNCIL TAX BAND: B**

**EPC RATE: E**

NB The vendor is relative of an employee at Hearnest Estate Agents

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnest Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

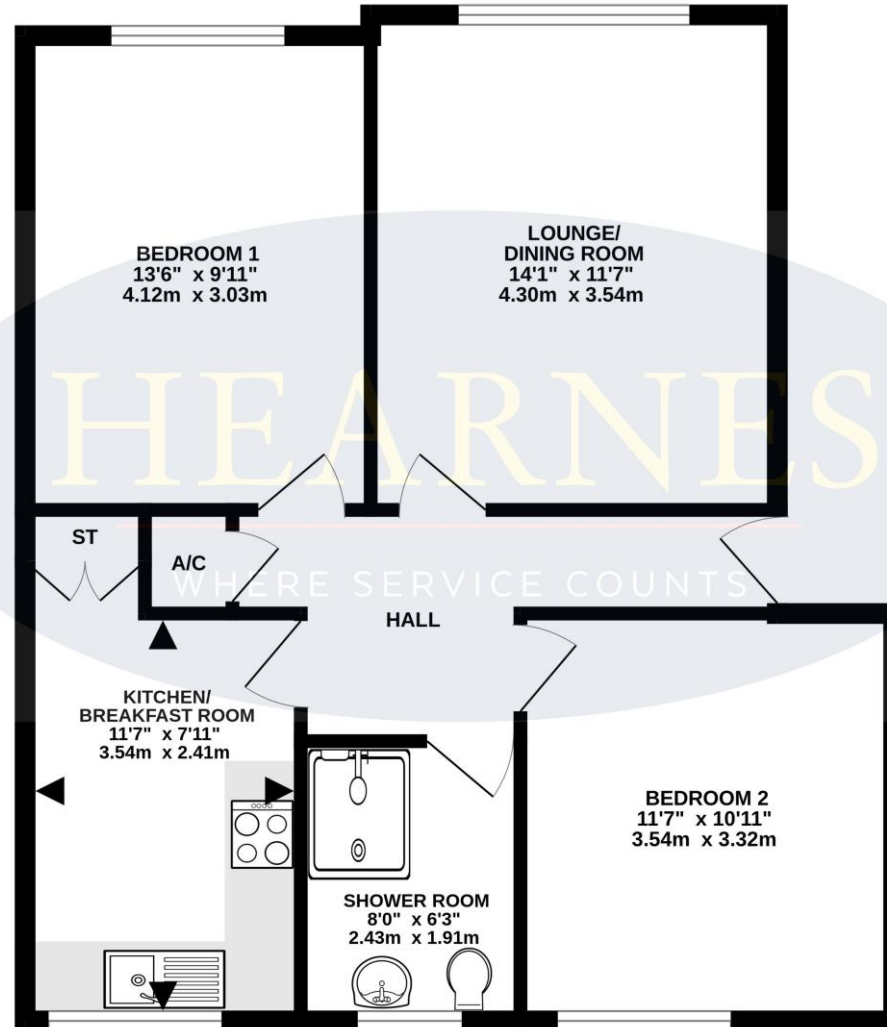




TOTAL FLOOR AREA : 647 sq.ft. (60.1 sq.m.) approx.

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 operability or efficiency can be given.

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