

Honeywood House
28-30 Alington Road, Evening Hill BH14 8LZ

OIEO £700,000 Share of Freehold





Property Summary

A tastefully presented three double bedroom two bathroom modern ground floor apartment, located on the highly desirable Alington Road in Evening Hill, with a spacious balcony, private garage and allocated parking.



Key Features

- Modern ground floor apartment
- Highly desirable Evening Hill location
- In close proximity to Sandbanks beach
- Spacious sitting/dining room
- Quality modern kitchen
- Two luxury bath/shower rooms
- Balcony terrace
- Well maintained communal gardens
- Private garage and residents parking



About the Property

Honeywood House is a modern purpose-built development, consisting of only nine spacious three bedroom apartments and one penthouse. The development sits within large well maintained grounds in the extremely popular residential location of Evening Hill close to the picturesque shore line of Poole Harbour. The famous award winning Sandbanks beaches and local amenities at Lilliput are both within easy reach.

The apartment is approached via a secure entry phone system and lift if accessing from the lower garage level.

The entrance hall with built in cupboards leads to a spacious open plan sitting/dining room with patio doors to an enclosed sun room, which in turn affords access to a large open balcony - perfect for entertaining. Both balconies overlook the landscaped rear gardens and provide a high degree of privacy. The separate modern kitchen has a variety of quality shaker fitted and freestanding units with stone worktops and integrated appliances.

There are three double bedrooms, two with fitted wardrobes, and the main bedroom includes a luxury en suite bathroom. A second modern bathroom is located off the entrance hallway.

A lift or stairs lead down to the garage level at the rear of the block where a double length garage with an electric door is conveyed with the apartment.

Tenure; Share of Freehold

Service charge; £1500 bi-annually

Council Tax Band F

Note:

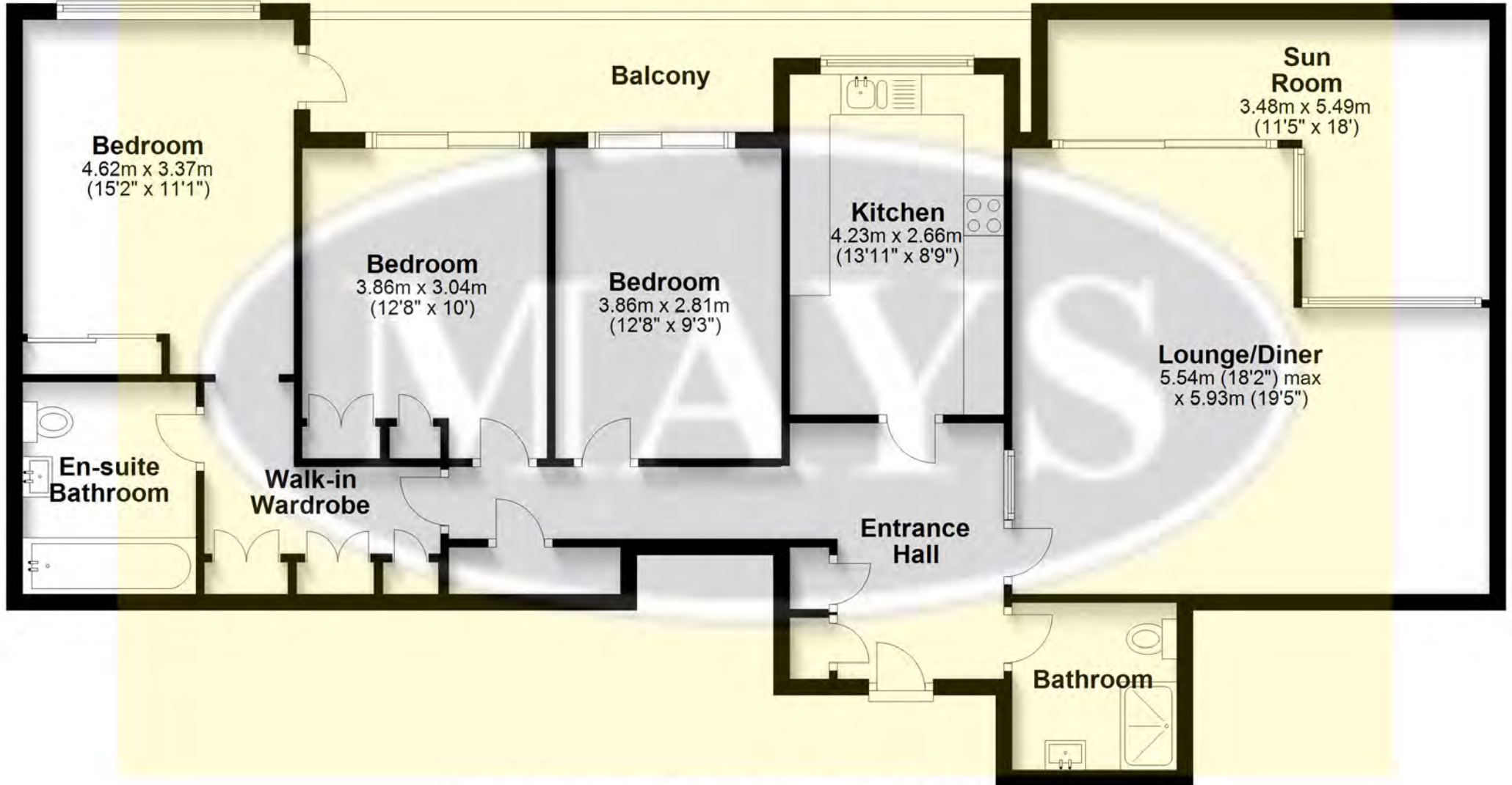
Holiday lets/Airbnb are not permitted

Pets are not permitted



Ground Floor

Main area: approx. 123.6 sq. metres (1330.3 sq. feet)
Plus balconies, approx. 9.7 sq. metres (104.3 sq. feet)



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Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit www.bournemouthenergy.co.uk (Tel: 01202 556006)

Plan produced using PlanUp.



About the Location

Evening Hill is an exclusive area, 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 are a variety of properties 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.

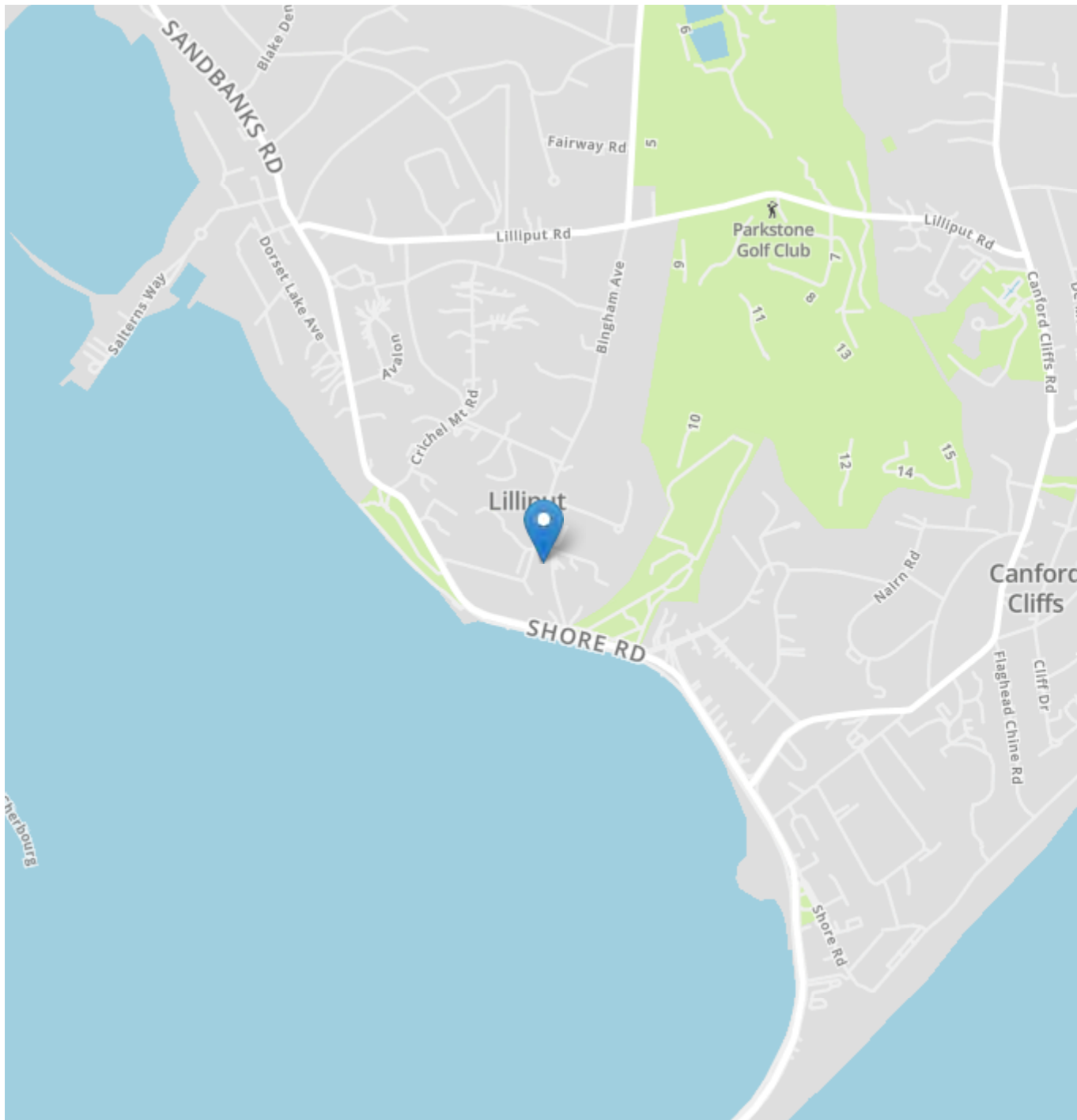


About Mays

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	71	77
(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

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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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