

Minterne Grange  
24 Crichel Mount Road, Evening Hill BH14 8LU  
Guide Price £950,000 Share of Freehold

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## Property Summary

A rare opportunity to acquire a spacious penthouse-style apartment, offering stunning, elevated Poole Harbour views, three double bedrooms, two modern bath/shower rooms, southwest facing balcony terrace and a private garage. This apartment is one of just twelve in the small development, perfectly located on exclusive Evening Hill.



## Key Features

- Spacious penthouse-style apartment
- Lounge/dining room
- Separate kitchen
- Principal bedroom with fitted wardrobes & ensuite
- Two further double bedrooms
- Luxury family bathroom
- Southwest facing balcony with stunning views
- Generous beautifully maintained communal gardens
- Lift & separate staircase
- Private garage with electric door & power



## About the Property

A rare opportunity to acquire a spacious penthouse-style apartment within Minterne Grange, offering stunning, elevated Poole Harbour views and positioned on one of the area's most exclusive areas at Evening Hill. The apartment is one of just twelve in this small development.

Upon entering the property, you are greeted by a spacious entrance hall with a built-in cloak cupboard. A double opening leads to a good-sized lounge/dining room with a southwest-facing balcony enjoying fabulous views over the communal gardens, Poole Harbour, Brownsea Island and the Purbeck Hills beyond. There is a separate kitchen with a modern range of units incorporating integrated appliances and a useful cupboard housing the boiler.

The main bedroom with full height fitted wardrobes also enjoys the stunning views and has an en-suite shower room and direct access to the balcony terrace. There are two further double bedrooms and are both served by a luxury family bathroom.

The well-kept communal entrance has a lift service and a separate staircase to the second floor landing shared by one other apartment. Outside there are beautifully established communal gardens and grounds incorporating ample residents and guest parking. There is also a private garage, with an electric door and power, located in a separate block.

Tenure: Share of Freehold

Maintenance: Currently approximately £4340 per annum

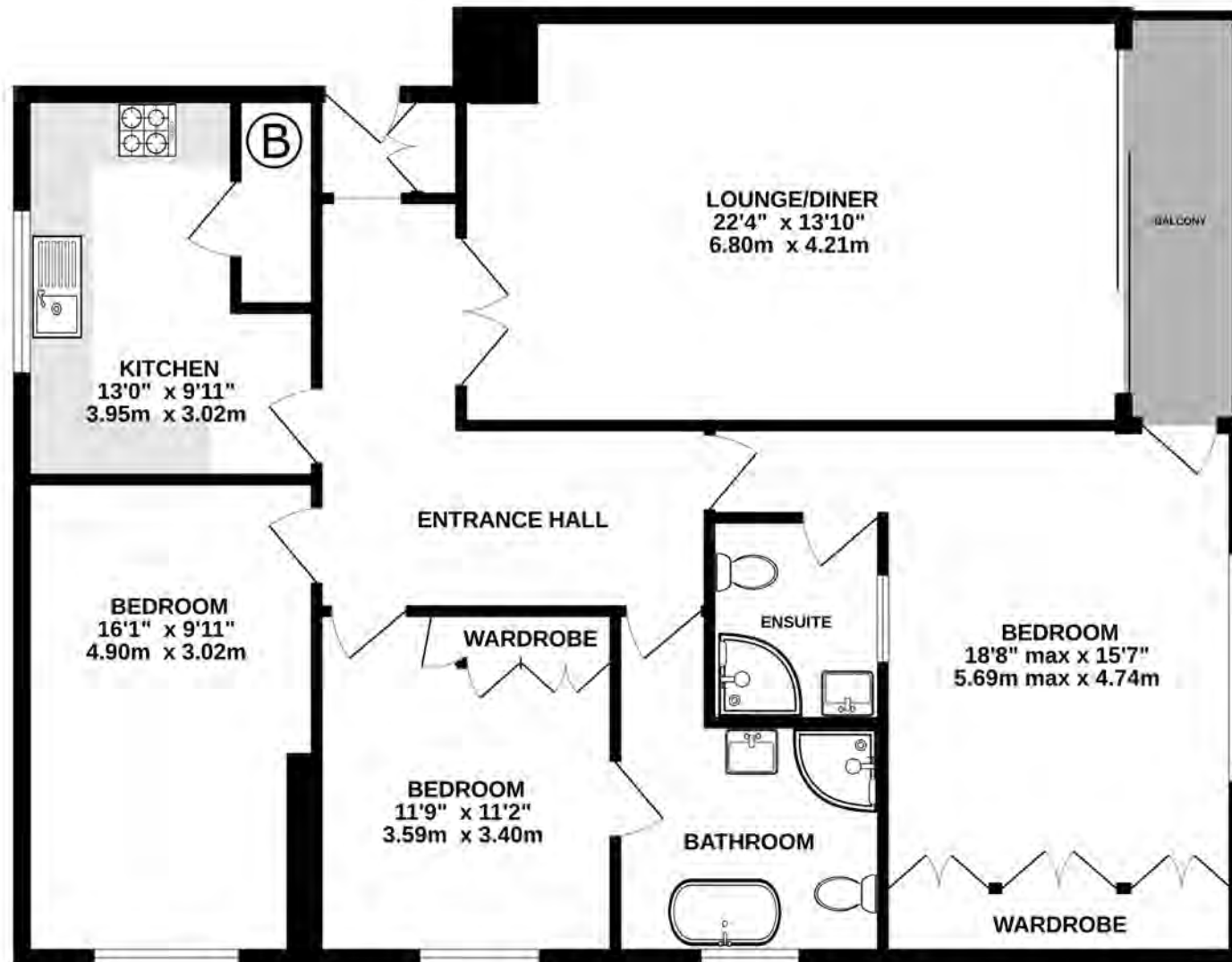
Council Tax Band: G

Note:

No holiday lets nor Airbnb permitted.



# TOP FLOOR





## 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.

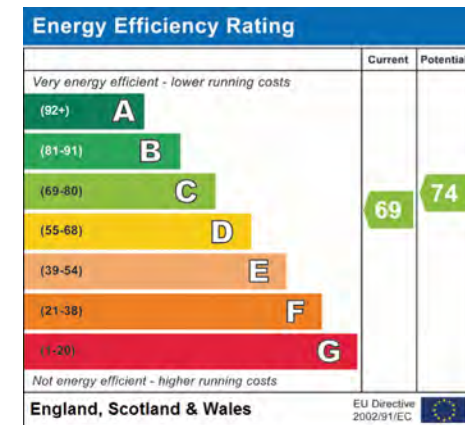
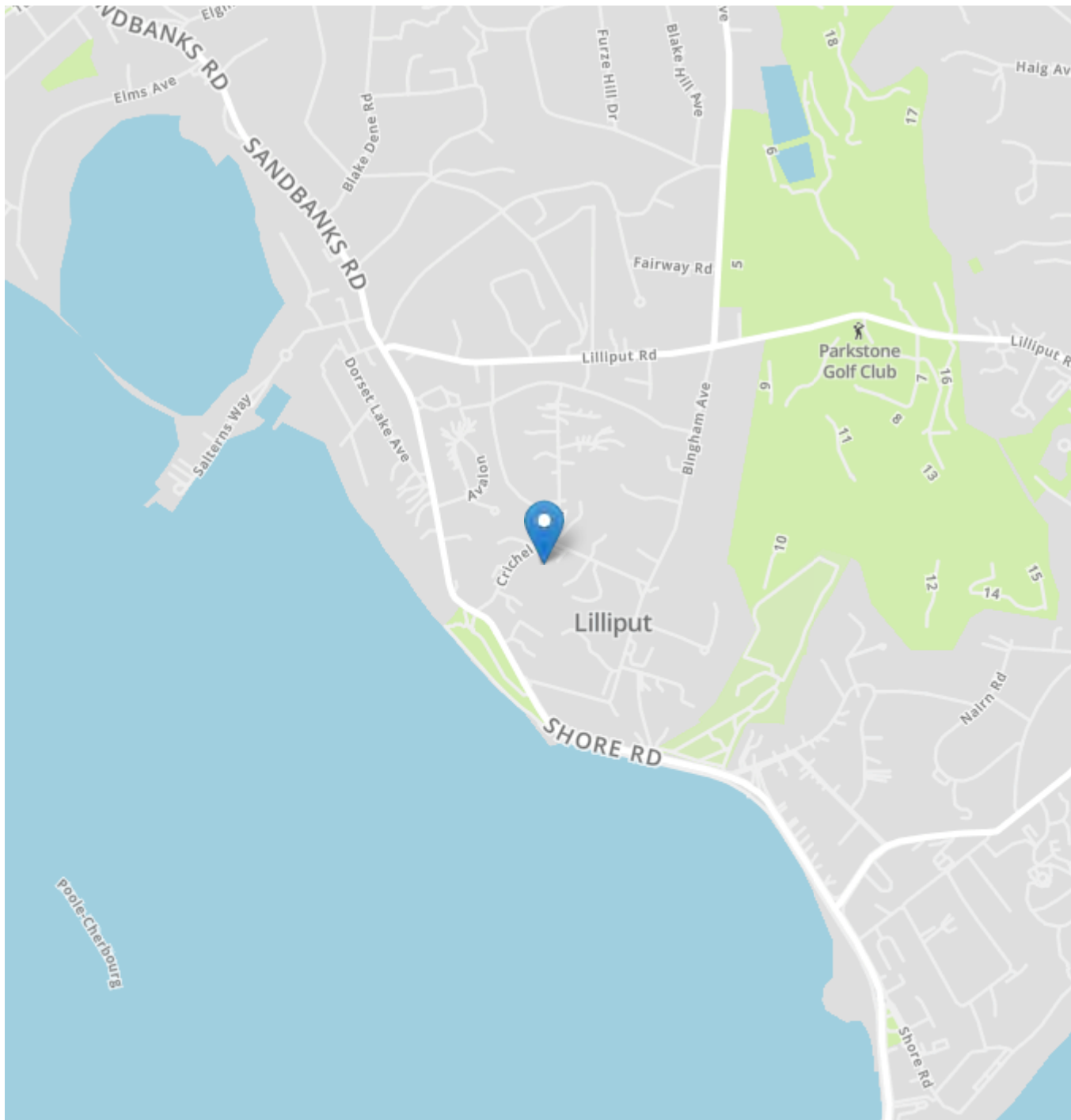


## About Mays

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 30 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 so long.



**IMPORTANT NOTICE**

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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