

**WENTWORTH, 2 CRICHEL MOUNT ROAD,
EVENING HILL BH14 8LT**

GUIDE PRICE £475,000





Property Summary

A simply stunning ground floor apartment with an idyllic setting in Evening Hill. The property has been significantly improved and is presented in first class order throughout. The modern styling complements the light and spacious feeling of the apartment and there is the added benefit of a private terrace overlooking well kept communal gardens.



Key Features

- Stunning modern ground floor flat
- Idyllic Evening Hill location
- Superb size living/dining room
- Well designed contemporary kitchen
- Two double bedrooms
- Bathroom & separate WC
- Private terrace with views over the well-kept communal gardens
- Private garage



About the Property

On entering the property, you are immediately impressed with the size of the entrance hallway. The hallway is open to the principal reception room, yet the clever introduction of a screening wall allows for clear definition of both areas and allows the light to flood through the property.

The principal reception room is a superb size and easily allows for living and dining. Doors to the rear of the reception room open to a private terrace which overlooks the rear garden. This feature visually extends the reception and invites the outside in.

The contemporary kitchen is well designed with plentiful space for day-to-day appliances and storage, and as can be seen from the images it is in keeping with the modern yet comfortable vibe of the apartment. There are two spacious double bedrooms, a bathroom and separate WC.

Moving outside, the private terrace which has plentiful space for sun lounging, outside entertaining and dining. The views from the terrace extend over the well-kept communal gardens and this provides a wonderfully green landscaped backdrop. The private terrace is part covered so can provide year-round use and it enjoys a very sunny orientation. There is also a private garage.

Annual Maintenance Charge: £2,600 per annum (£1,300 every six months)

Tenure: Share of Freehold 199 year lease from 24 June 1968

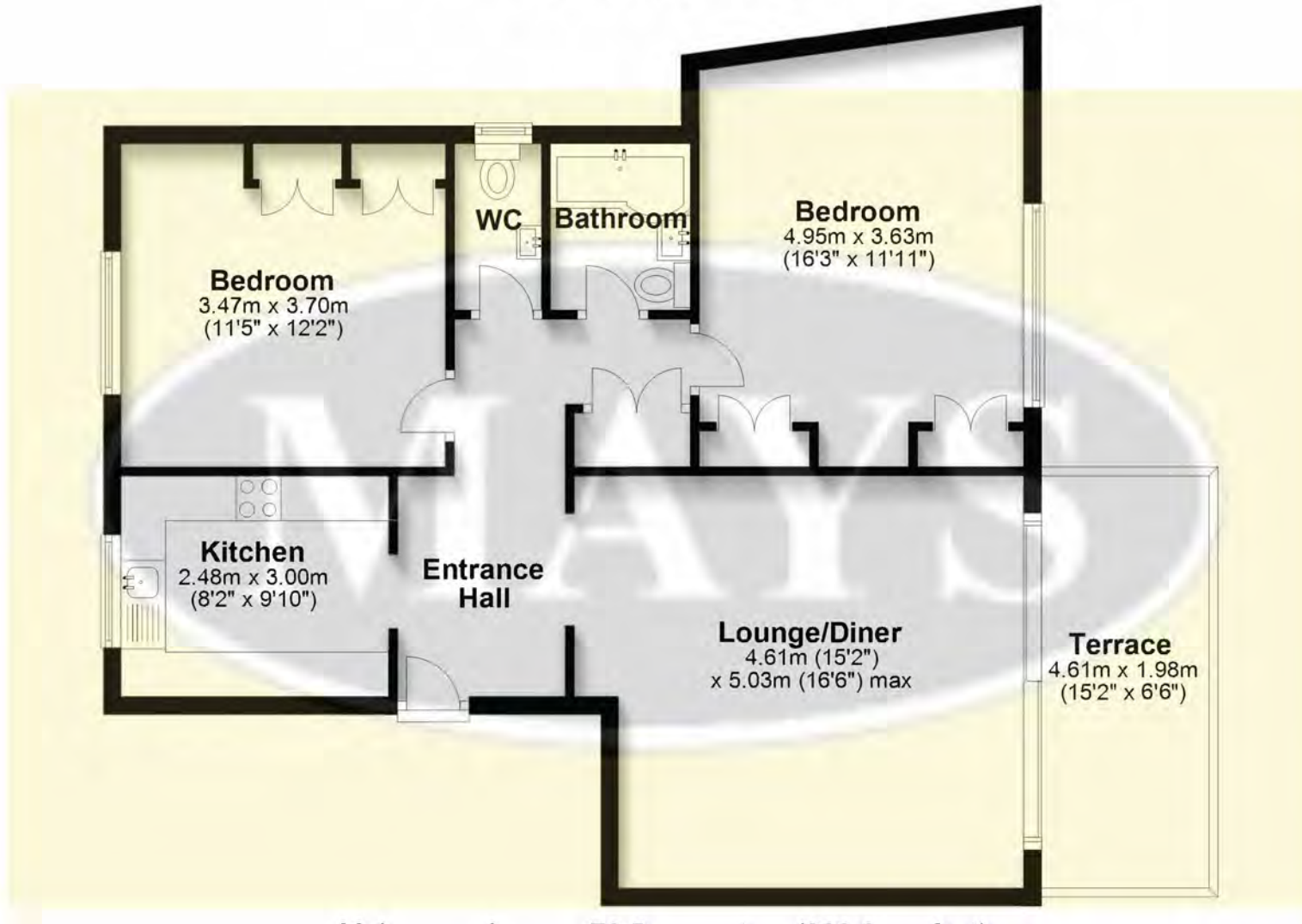
No pets or short term holiday lets

Council Tax Band E



Ground Floor

Main area: approx. 76.5 sq. metres (823.0 sq. feet)
Plus balconies, approx. 9.1 sq. metres (98.4 sq. feet)



Main area: Approx. 76.5 sq. metres (823.0 sq. feet)

Plus terrace, approx. 9.1 sq. metres (98.4 sq. feet)

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.

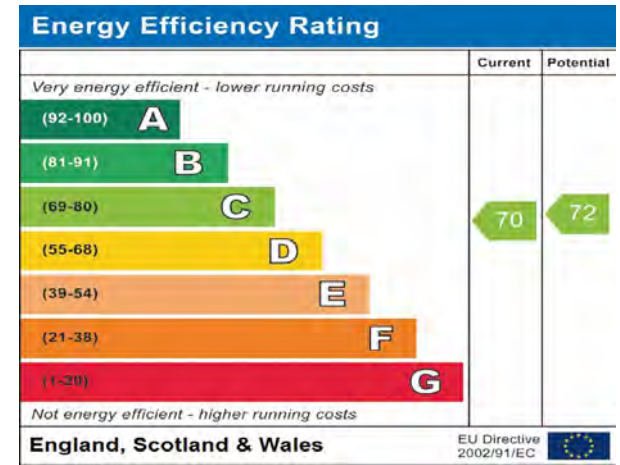
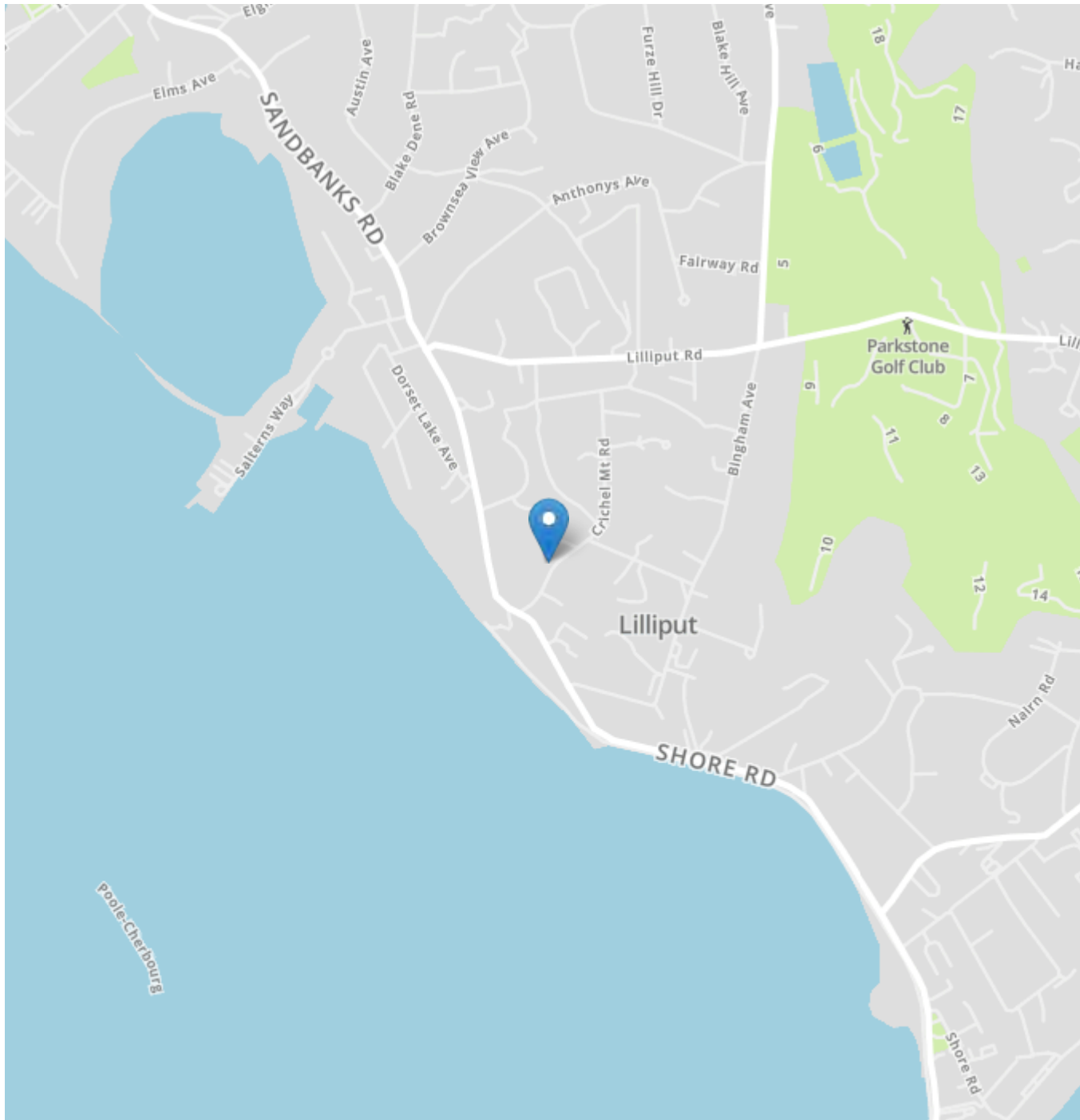


About Mays

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We have been successfully selling clients homes for more than 25 years, and our wealth of local knowledge combined with 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.



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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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