

Honeywood House

28-30 Alington Road, Evening Hill BH14 8LZ

Guide Price £650,000 Share of Freehold

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Property Summary

An exceptionally well positioned three double bedroom ground floor apartment with generous living accommodation in the highly sought-after area of Evening Hill. With a large living/dining room opening to an enclosed sun lounge, a walk-through dressing room and a generous kitchen/breakfast room opening to the principal reception room, there is a true feeling of space throughout the property. The apartment enjoys both views over the communal gardens and a partial view of Poole Harbour and there is also an unusually large garage. We feel this is a superb property for buyers wanting a sense of space and privacy in arguably one of the area's best locations.



Key Features

- Light triple aspect ground floor apartment
- Large entrance hallway
- Generous living/dining room
- Fitted kitchen/breakfast room
- Sun lounge opening to a secondary terrace
- Principal bedroom suite with dressing room and ensuite
- Two further double bedrooms
- Bathroom
- Communal garden & large garage
- No forward chain



About the Property

On entering the property there is a large, centrally positioned hallway with storage cupboards and doors providing independent access to all rooms. The spacious living/dining room is dual aspect and flooded with light. A sun lounge is accessed through sliding doors and has large opening windows which allow for year-round enjoyment of the outside. Double doors lead from the living/dining room to the kitchen which is fitted with a comprehensive range of units and appliances and there is a breakfast bar with seating for two.

The principal bedroom has a private ensuite bathroom and is approached through a large dressing area with fitted wardrobes. There is also direct access to a private enclosed terrace from the principal bedroom. There are two further double bedrooms, and these are serviced by a conveniently positioned shower room.

To the rear of the development, there is a large garage which has superb head height and depth making it ideal for not only parking but also storage. The garage can be conveniently accessed via a lift from the entrance level. Honeywood House is surrounded by beautifully tended communal gardens and there is a nearby walkway that leads directly to Evening Hill and the simply stunning views over Poole Harbour.

Tenure: Share of Freehold

Council Tax Band: F

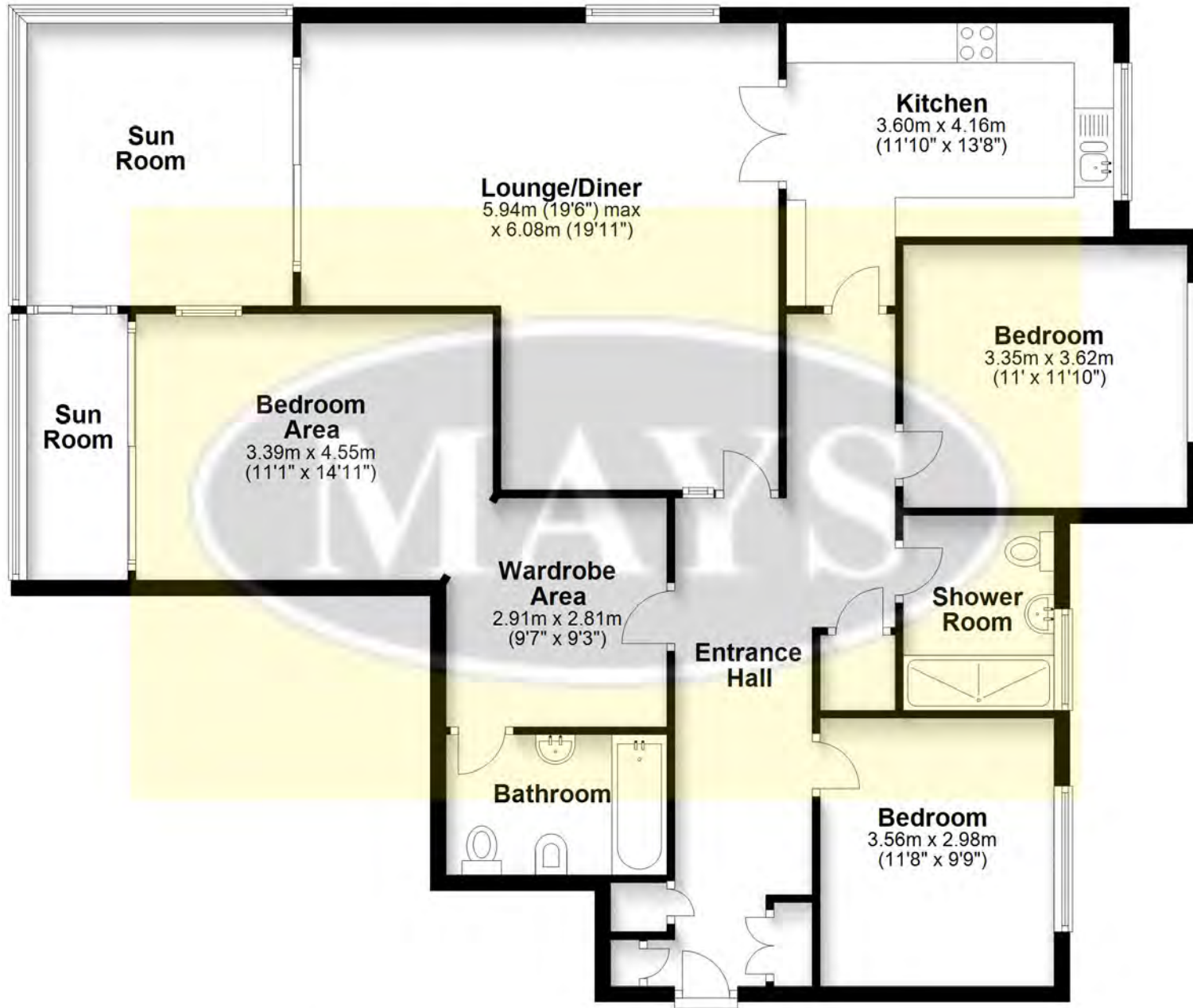
Service Charge: Approximately £1500 bi-annually

Notes: Honeywood House is for the exclusive enjoyment of residents therefore holiday lets and pets are not permitted.



Ground Floor

Approx. 137.9 sq. metres (1484.4 sq. feet)



Total area: approx. 137.9 sq. metres (1484.4 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, make 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.

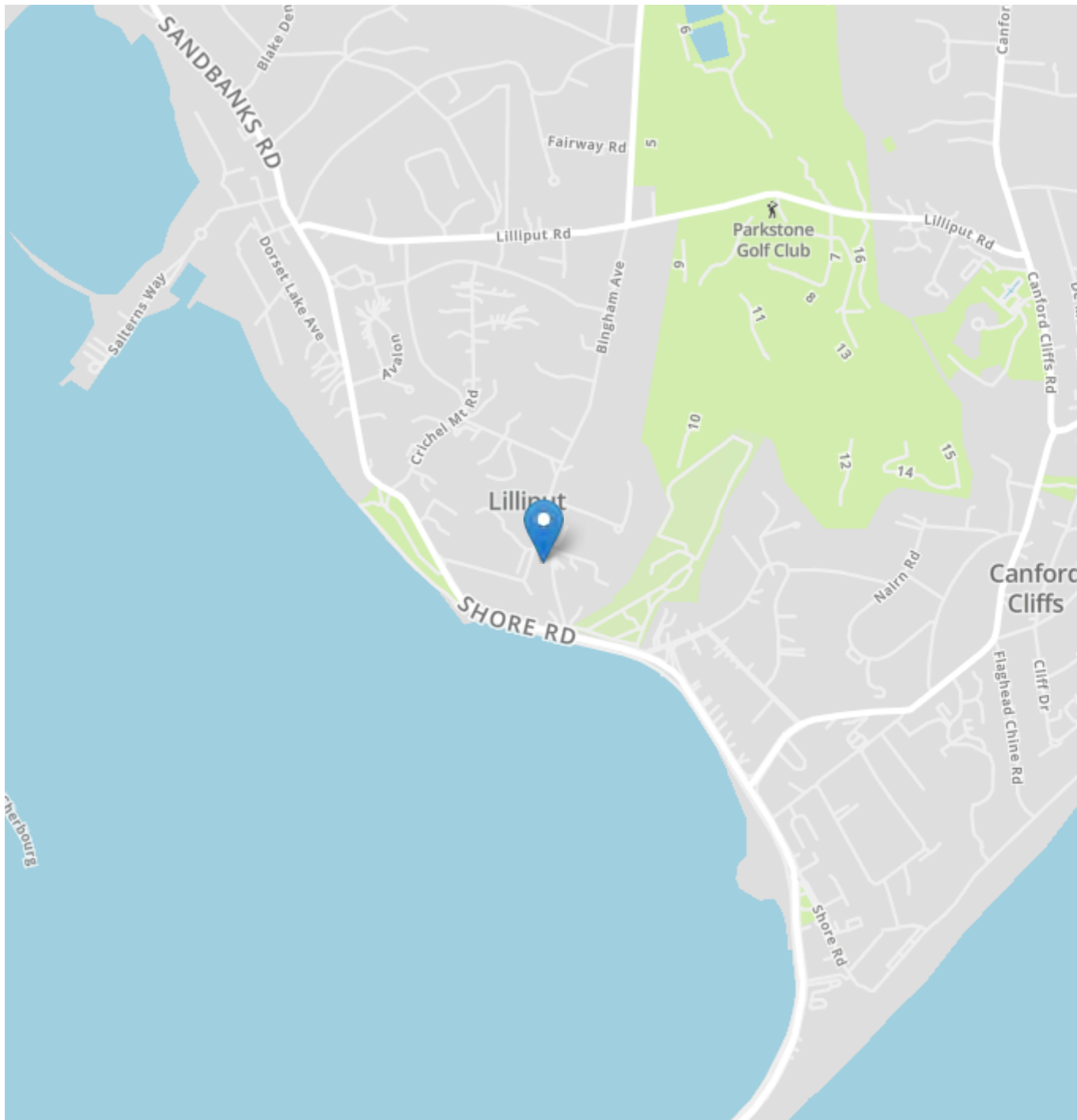


About Mays

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.



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	

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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