

27 Spur Hill Avenue, Penn Hill BH14 9PH

Guide Price £350,000 Leasehold

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Property Summary

An incredibly spacious and pet friendly top floor apartment that forms part of an impressive building on a highly sought after tree lined road. The property has generous room sizes throughout and presents a superb opportunity to buyers who are looking to create the environment of their next home. Another strong selling feature of the property is that a garage is being conveyed with the apartment. An ideal property that has the space and scope to personalise in a quiet, yet convenient location close to transport links and the amenities of Ashley Cross.



Key Features

- Large entrance hallway
- Living room with bay window and fireplace
- Fitted kitchen
- Two large double bedrooms
- Bathroom
- Garage
- Quiet location
- No forward chain



About the Property

The property is approached by a communal hallway that has stairs which rise to the top/first floor. On entering the property, you are immediately impressed with the size of the hallway which provides independent access to all rooms. The living room is a lovely room with a feature fireplace and bay window which has tree top views. The kitchen is fitted with a range of units and has plentiful space for a range of appliances.

Both bedrooms are large double rooms and there is space for a comprehensive range of bedroom furniture. The bathroom is sensibly positioned next to the principal bedroom. Outside there is a detached garage ideal for parking or storage.

Whilst the property could benefit from cosmetic improvement, the basics and size of this property are truly impressive. With a little tender loving care, this property could be a superb home with a highly sought-after address.

Tenure: Leasehold. The property is being sold with a new 125-year lease

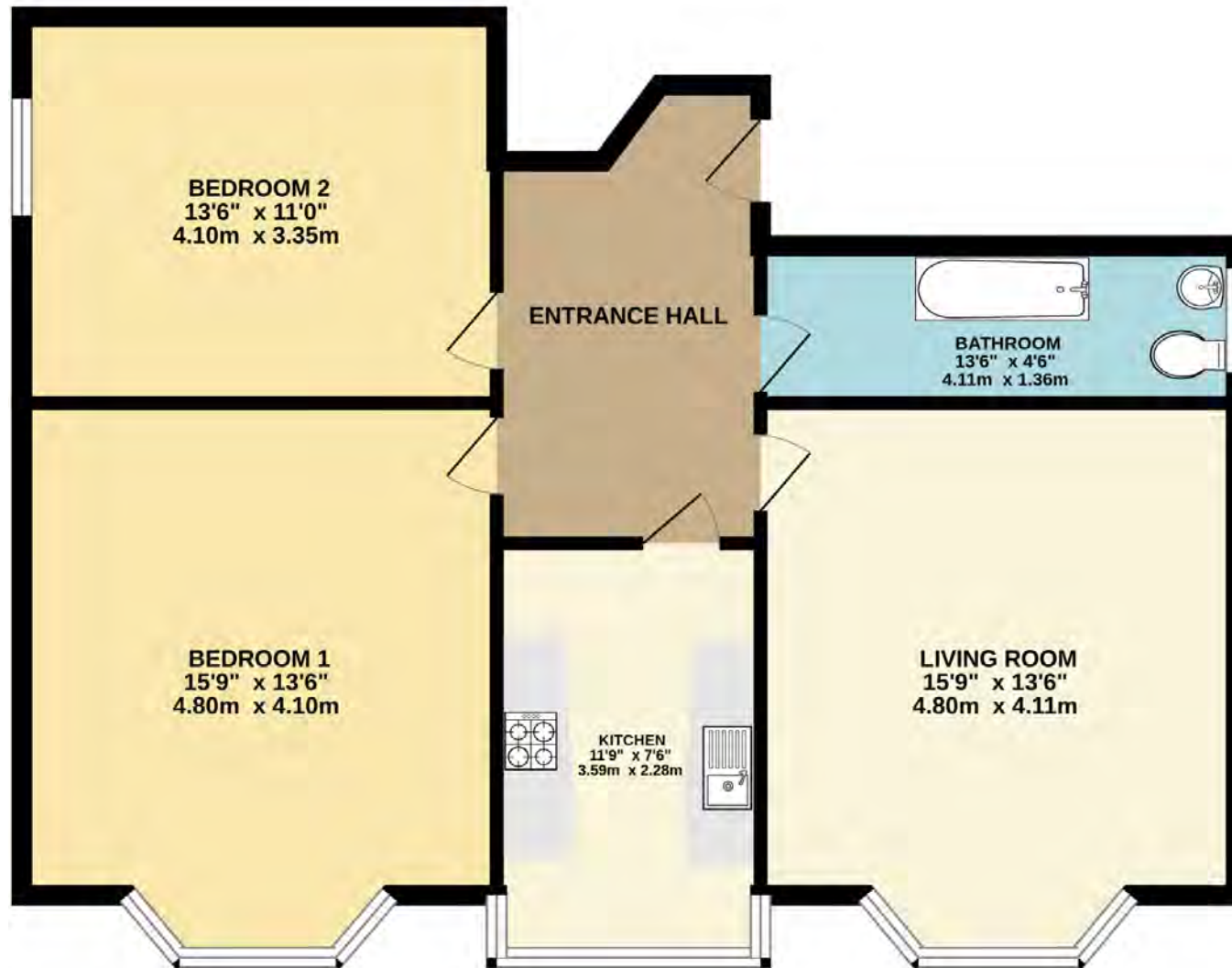
Service Charge: TBC

Council Tax Band: C

Notes: Pets and holiday lets are allowed.



GROUND FLOOR
783 sq.ft. (72.8 sq.m.) approx.



TOTAL FLOOR AREA - 783 sq.ft. (72.8 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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About the Location

Penn Hill village enjoys a variety of café bars, restaurants and an interesting collection of specialist shops. This popular location is home to a mixture of character and modern properties, with excellent communications to the town centres of Poole and Bournemouth, as well as the blue flag beaches at Branksome Chine and the world-famous Sandbanks peninsula. Within a short distance from Parkstone railway station with direct links to Southampton and London, this convenient location is ideal for a family home, but also a popular choice for a second home. Penn Hill also lies within a favoured school catchment area.

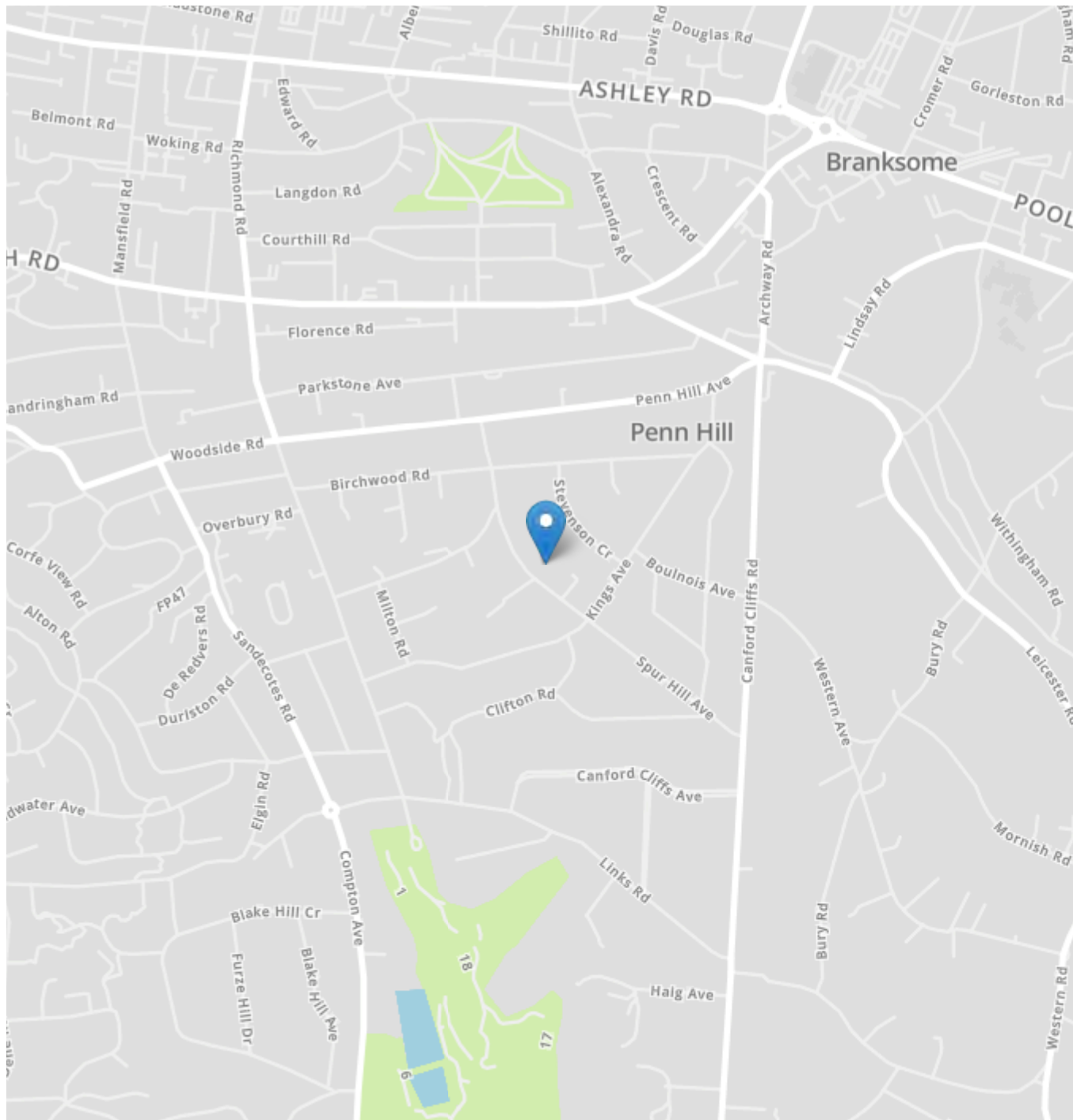



About Mays

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	69	76
(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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