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**Floor Plan**

72.0 sq. m. (775 sq. ft.)



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## Flat 11 Eaglehurst, Eagle Road, POOLE, Dorset BH12 1AP

Guide Price £250,000

### The Property

Brown and Kay are delighted to market this beautifully presented three bedroom apartment situated in this very convenient location. The home enjoys a second floor position and boasts bright and airy accommodation, and in brief comprises a generous lounge/dining room, fitted kitchen, three good size bedrooms, bathroom and a separate w.c. There is also the rare advantage of a garage conveyed with this home, and with a share of freehold this would make a wonderful main home or perfect 'lock up and leave' holiday home.

Eaglehurst is very well positioned for all the area has to offer, with a main Tesco store located across the road and Branksome rail station located a short distance away. The bustling village of Westbourne with its wide and varied range of cafe bars, restaurants and boutique shops is also within walking distance as are bus services which operate to surrounding areas. For beach lovers, miles upon miles of golden sandy beaches with scenic promenade stretching to Bournemouth and beyond in one direction, and the famous Sandbanks in the other, are also within comfortable reach.

### COMMUNAL ENTRANCE

With lift serving all floors, the apartment is situated on the second floor.

### LOUNGE/DINING ROOM

16' 1" x 12' 0" (4.90m x 3.66m) UPVC double glazed window.

### KITCHEN

10' 4" x 8' 8" (3.15m x 2.64m) Well fitted with a mix of base and wall units with work surfaces over, integrated oven and electric hob with extractor fan above, space for washing machine, UPVC double glazed window.

### BEDROOM ONE

14' 10" x 10' 7" (4.52m x 3.23m) Patio doors to the balcony.

### BALCONY

Enjoying a sunny aspect.

### BEDROOM TWO

14' 4" x 9' 10" (4.37m x 3.00m) Double glazed window, fitted wardrobe.

### BEDROOM THREE

10' 10" x 6' 6" (3.30m x 1.98m) Double glazed window, fitted wardrobe.

### BATHROOM

Suite comprising bath, vanity unit with wash hand basin, and w.c. Double glazed window.

### SEPARATE W.C.

Vanity unit with sink and w.c. Double glazed window.

### GARAGE

The property benefits from having a garage.

### TENURE - SHARE OF FREEHOLD

Length of Lease - In excess of 900 years remaining

Services Charge - £2,050.00 per annum

### COUNCIL TAX - BAND C