

Wentworth,
2 Crichel Mount Road,
Evening Hill, BH14 8LT



A spacious two double bedroom ground floor purpose built apartment with a private south east facing patio terrace, requiring complete modernisation in a desirable location close to Evening Hill viewpoint and central Lilliput amenities.

Guide Price £375,000 Share of freehold







Situation and Description

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 is a variety of property 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.

Wentworth is a purpose built development set in beautifully established grounds in a desirable Evening Hill location.

This spacious two double bedroom ground floor apartment benefits from a private south east facing patio terrace opening directly onto the well maintained communal gardens. The accommodation requires complete modernisation and is offered for sale with vacant possession.

The apartment is approached via a communal entrance hall with a lift service and stairs to all floors. The private entrance door leads to the reception hall with an entry phone system and built-in airing cupboard.

The sizeable lounge/dining room with an ornamental fireplace overlooks the communal gardens with a door opening directly onto the private south east facing patio terrace.

The kitchen with a window overlooking the front courtyard offers a basic range of fitted units with space for appliances and a free standing gas boiler.

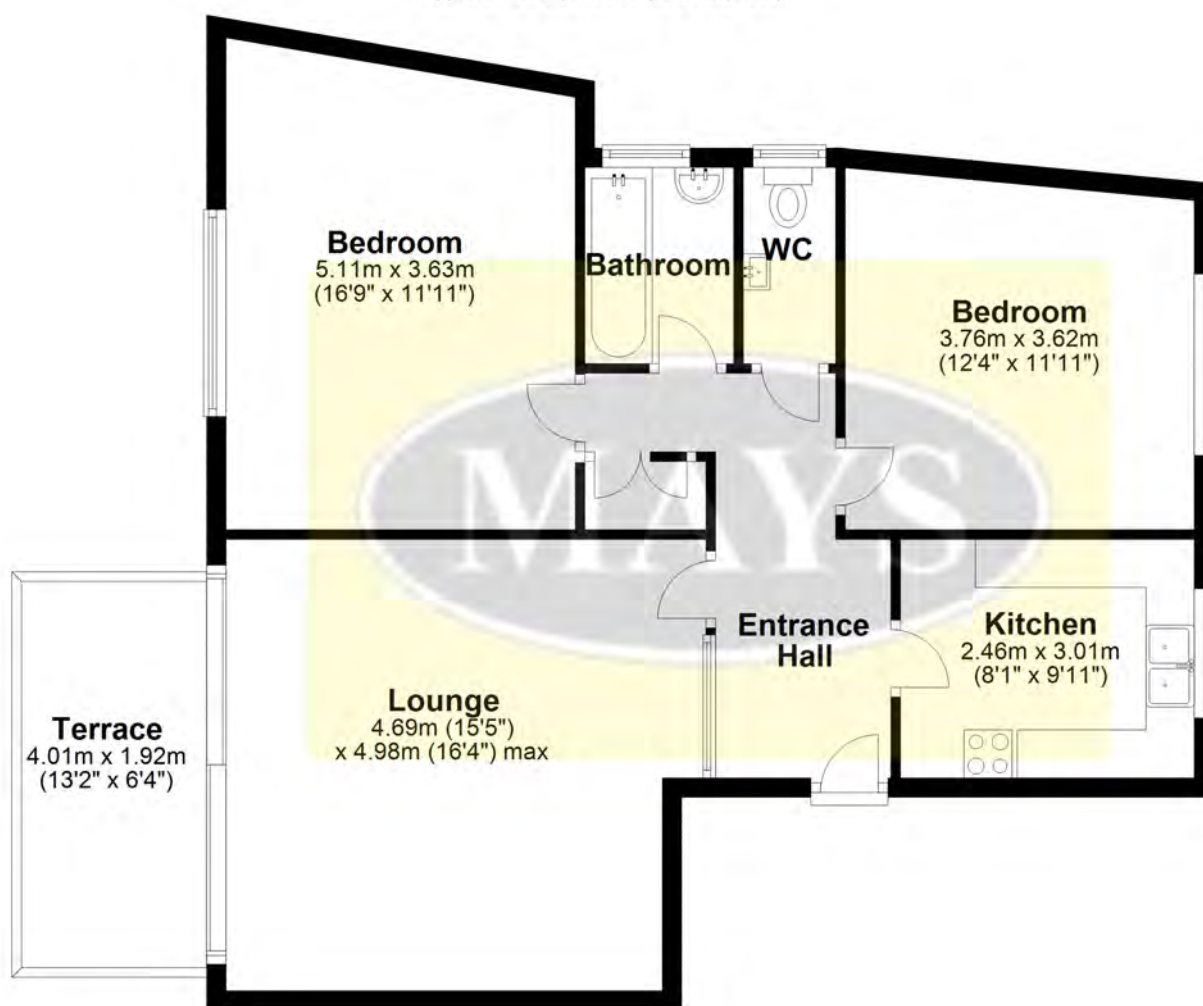
There are two double bedrooms with fitted wardrobes which are served by a bathroom and separate WC.

The apartment is also conveyed with a private garage and parking space in front.

- Tenure: Share of freehold with underlying lease.
- Management company: Owens & Porter, 328A Wimborne Rd, Bournemouth BH9 2HH 01202 522012.
- Service charge: £2,548 per annum.
- Pets: Not allowed.
- Holiday lets: Not permitted.
- Council Tax band E

Ground Floor

Approx. 76.7 sq. metres (825.9 sq. feet)



Total area: approx. 76.7 sq. metres (825.9 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.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(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	

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New Developments (where applicable)

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