

Wentworth

2 Crichel Mount Road, Evening Hill BH14 8LT

Guide Price £400,000

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## Property Summary

A particularly spacious three-bedroom, two-bathroom first floor apartment in a quiet and secluded development in the highly sought after area of Evening Hill, moments from stunning viewpoints over Poole Harbour. The living/dining room has a sliding door that opens to a private balcony which overlooks well-tended communal gardens, and the property is conveyed with a private garage.

A lovely bright and spacious apartment with a superb address moments from the open water of Poole Harbour.



## Key Features

- Communal entrance with elevator to the first floor
- Large entrance hallway with storage
- Living/dining room with doors opening to balcony
- Three spacious double bedrooms (one ensuite)
- Bathroom
- Balcony with tree top views
- Garage
- Well-tended communal gardens
- No forward chain
- Moments from the viewpoints of Evening Hill



## About the Property

On entering the property there is a centrally positioned hallway with storage. The hallway gives independent access to all rooms. The living/dining room has sliding doors that open to a retained balcony which enjoys views over the communal grounds. The kitchen is sensibly located opposite the living/dining room and is fitted with a range of base and wall units. The kitchen windows overlook further communal grounds.

The principal bedroom has a walk-through dressing area that leads to a private ensuite shower room. As can be seen from the floorplan, the remaining bedrooms are comfortable doubles and these in turn are serviced by the main bathroom.

Outside there are well-tended communal grounds and this property is conveyed with a garage.

Tenure: Share of freehold

Service Charge: Approximately £3,000 per annum

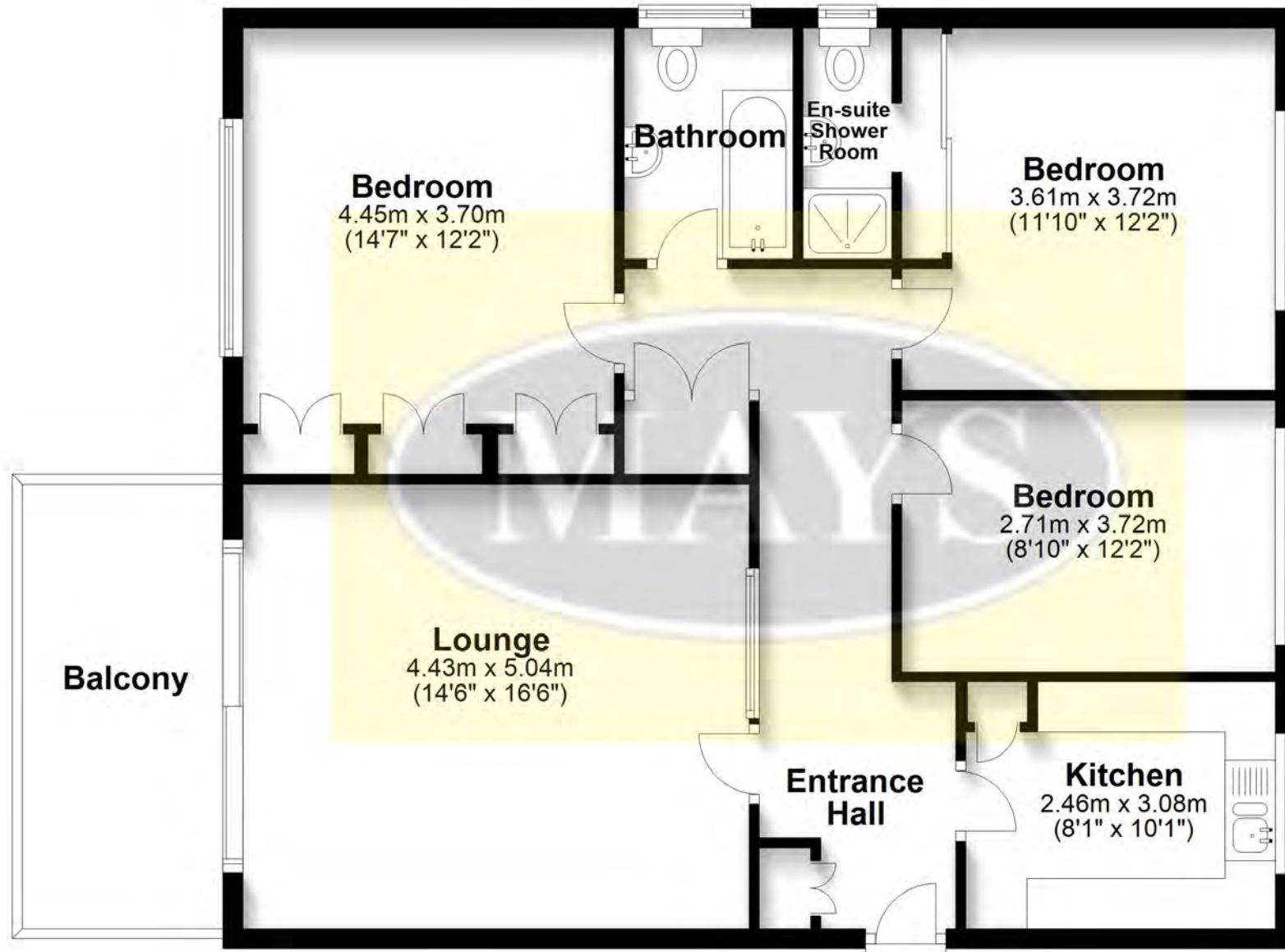
Notes: The development is reserved for the peaceful enjoyment of residents therefore holiday lets and pets are not permitted.

Council Tax Band: E



## Second Floor

Approx. 92.2 sq. metres (992.5 sq. feet)



Total area: approx. 92.2 sq. metres (992.5 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](http://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.

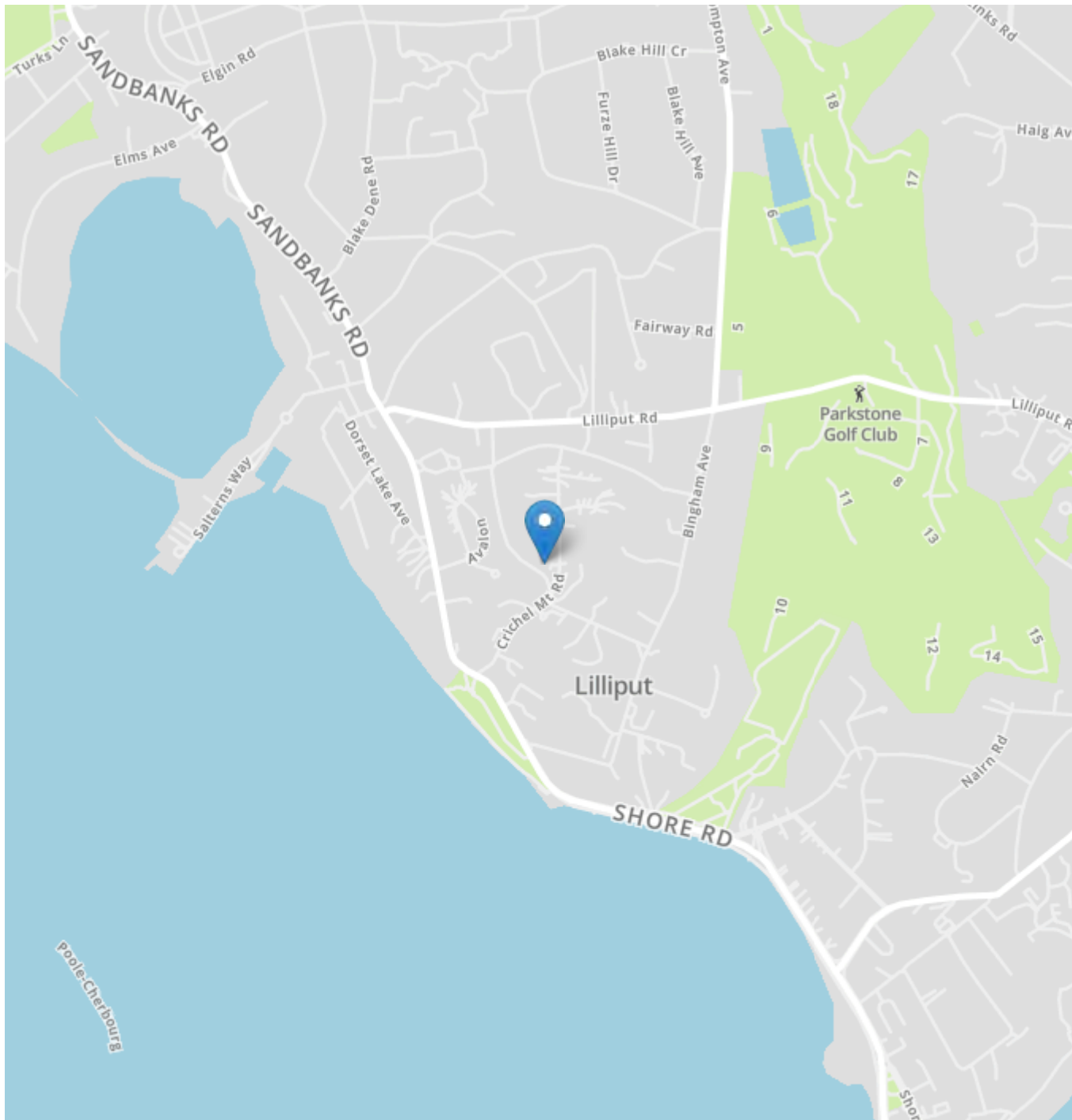



## About Mays

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 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+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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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