

Heathside Court, 28 Avalon, Lilliput, Poole, Dorset, BH14 8HT



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SHARE OF FREEHOLD PRICE £475,000

A wonderfully spacious first floor two double bedroom, two bathroom apartment with a fabulous 27ft lounge/dining room, balcony, modern kitchen/breakfast room, garage and is offered with immediate vacant possession and no forward chain. The property is well presented inside with a stylish retro theme, and the accommodation flows well with plenty of space, and storage. The owner has a love of books so uses the utility room in the hallway as a library which contains fitted shelving and has put a high wall mounted shelf in the sitting room for further book storage. The owner has loved this apartment due to its size, layout, and location. Heathside Court and Heathside are two purpose built blocks of 12 flats set over 4 floors with beautifully tended gardens, communal parking, garages, carpeted communal hallways, passenger lift and a secure entryphone system.

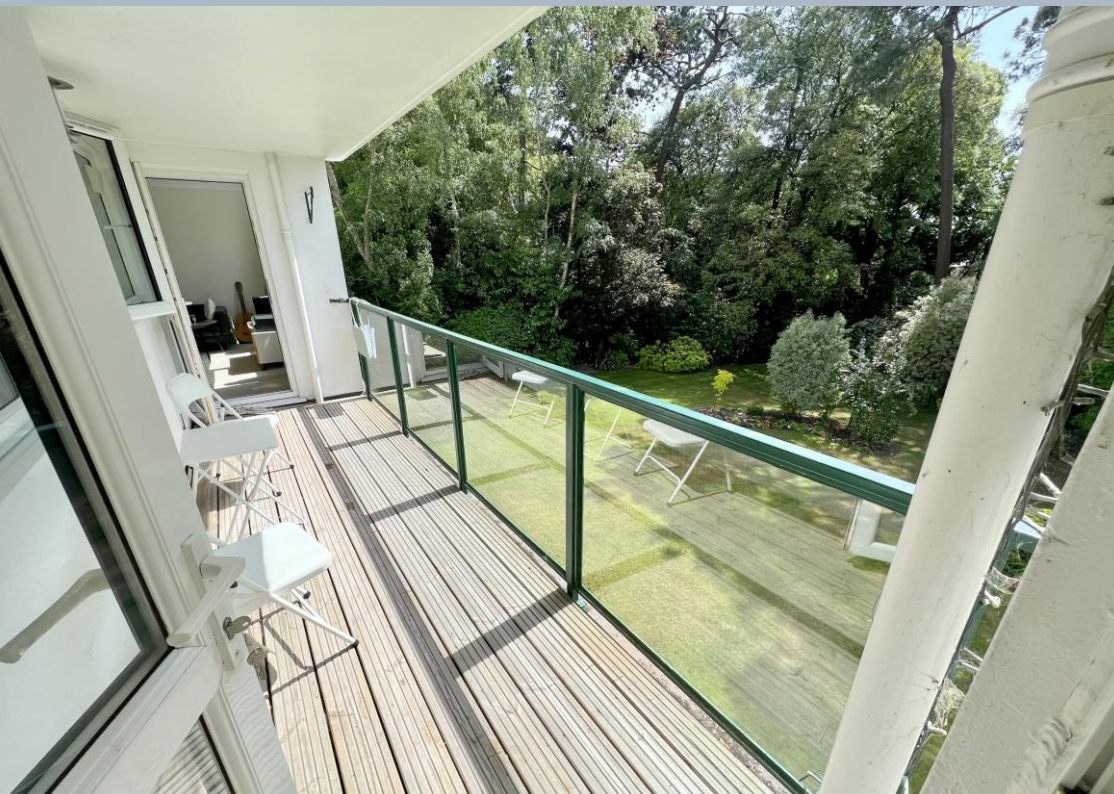
- Spacious first floor 2 double bedroom apartment set in a highly desirable development in Lilliput
- Large lounge/dining room and further study/storage room that has been recently converted from the hallway
- 17' south-westerly facing balcony approached from via the lounge and bedroom one
- Well presently internally with modern décor, modern kitchen and bathrooms and replaced internal doors
- Updated kitchen in a range of cream high gloss units with wood effect work tops and fitted oven, 4 ring gas hob, integrated fridge/freezer, slimline dishwasher, and washing machine with space for a breakfast table
- Both bedrooms having fitted wardrobes
- Ensuite shower room and further bathroom
- Garage with remote control up and over door with further power and light
- No forward chain
- Entryphone system and lift servicing all floors. Beautifully tended landscaped grounds and very well maintained block
- Gas central heating and double glazing

Heathside Court is set just before the brow of Evening Hill in a very sought after location, within 600 yards of Lilliput, the Blue Flag beach at Shore Road is 0.7 miles away and is a 14 minute walk, also the award winning Sandbanks Beach, where you will find the Jazz Café, which enjoys spectacular views, 1.6 miles away. Avalon itself has a unique range of properties, including this apartment block and residents always remark upon the fact that you can walk up to Evening Hill and admire the beautiful views of the harbour and continue walking on down to Sandbanks if you wish. You can also walk to Lilliput which has a range of restaurants such as Koh Thai, a local artisan baker, Tesco Express and a little further on is Salterns Marina.

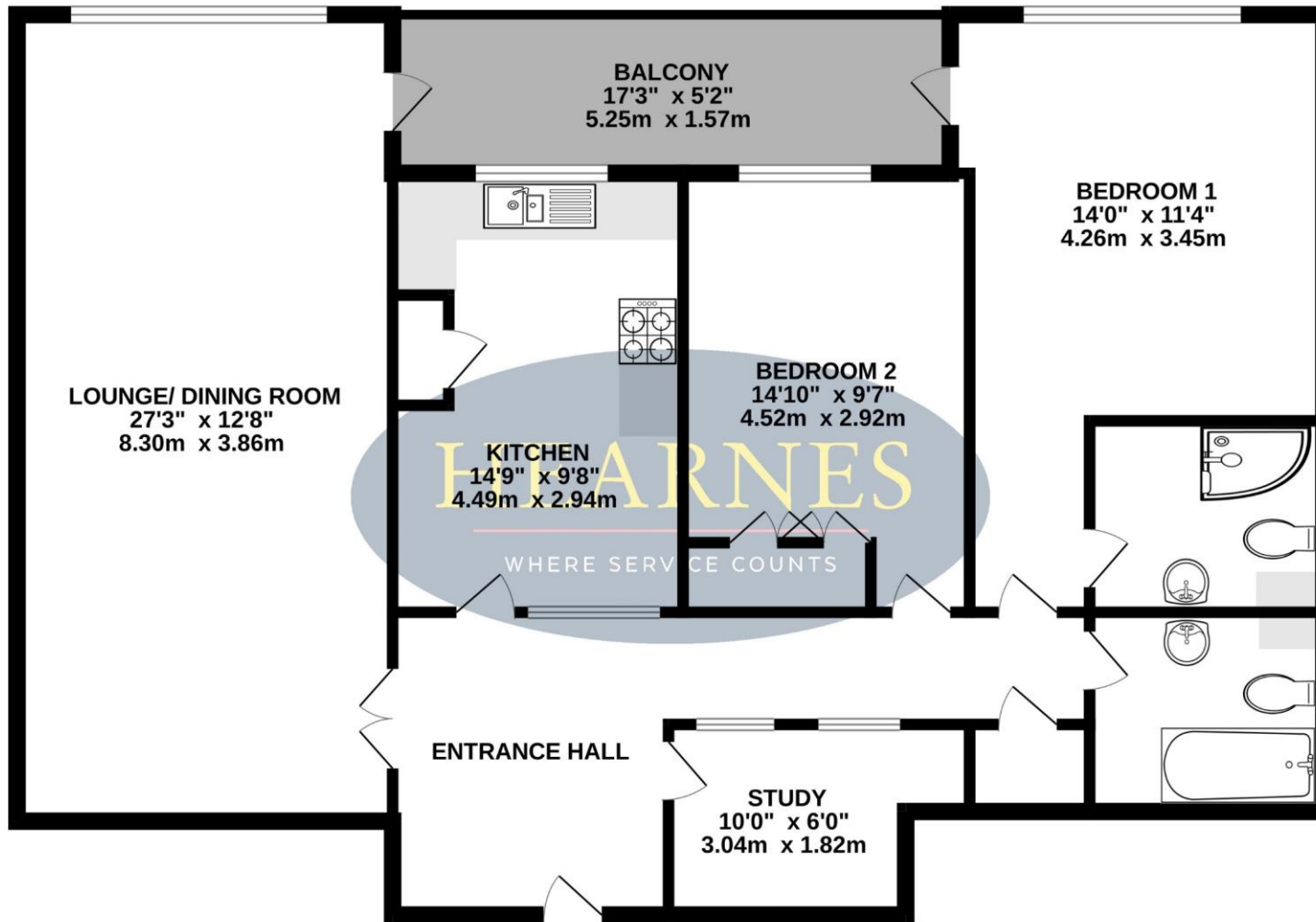
COUNCIL TAX BAND: E
LEASE: Over 972 years

EPC RATE: C
MAINTENANCE: £2025 per annum





1161 sq.ft. (107.9 sq.m.) approx.



TOTAL FLOOR AREA : 1161 sq.ft. (107.9 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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