

TO LET

Flat 7, 24 Minterne Grange, Crichel
Mount Road, Poole, Dorset BH14
8LU



PHILIPPA SOLE



£3,150 pcm

—

3 Double Bedrooms

Harbour Views

Double aspect living room

En suite bath/shower room plus family bathroom

Lilliput & Baden Powell school catchments

Tandem garage

Open plan kitchen / dining / living

Quiet residential road

Band G £3413.73

About this property

This first-floor apartment has been extensively refurbished and offers three double bedrooms, along with two luxurious en-suite bathrooms. It provides a wonderful view of Poole Harbour. The property features allocated off-road parking. The open plan design of the lounge and dining area is optimised for abundant light, and a balcony facing southwest is ideal for soaking up the sun and enjoying the views. The apartment will be available at the end of August, and please note that pets are not allowed.

Minterne Grange is an exclusive development of only 12 apartments, split into two blocks accessed via a lift and stairs. Upon entering the apartment, you are greeted with a spacious hallway opening onto a luxurious contemporary shaker kitchen with integrated appliances and living and dining accommodation with doors leading onto the well appointed bedrooms. The attention to detail is immaculate in this property, with all rooms beautifully decorated to the highest standard. The second bedroom shares the stunning harbour views and also has access to the balcony. The master bedroom boasts fitted wardrobes, an immaculate en suite and breath taking views over the communal gardens and parkland. From the hallway is the family bathroom and third bedroom benefitting from two storage cupboards.

Location

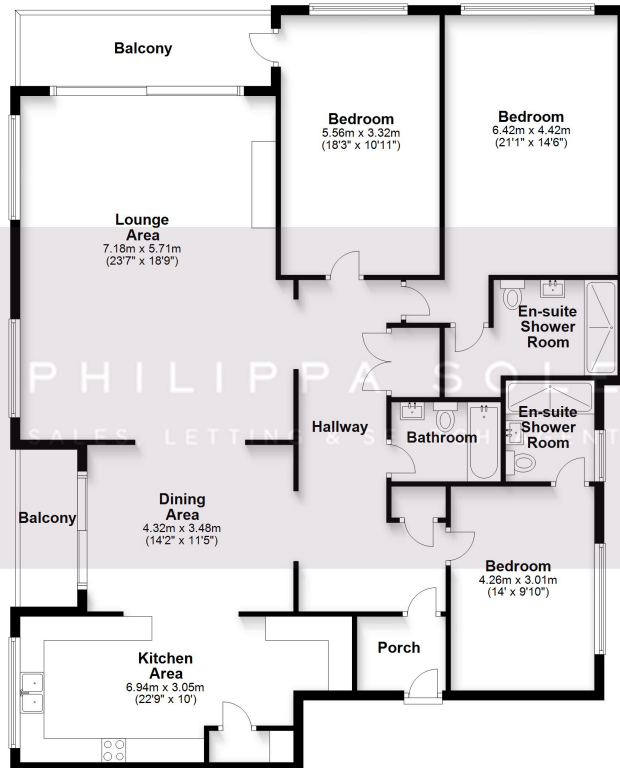
Located in a prestigious road, just 200m from the shores of Poole Harbour and under half a mile from Lilliput with it's range of shops and Salterns Marina.





First Floor

Approx. 167.4 sq. metres (1802.1 sq. feet)



Total area: approx. 167.4 sq. metres (1802.1 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)

PHILIPPA SOLE

enquiries@philippasole.co.uk — www.philippasole.co.uk — 01202 747999