



12, Heathside Court Avalon, Poole BH14 8HT
Asking Price £570,000 Share of Freehold





****TOP FLOOR APARTMENT**** A well presented apartment situated in a **QUIET CUL-DE-SAC** location on Evening Hill. The property boasts **LIGHT** and **SPACIOUS ACCOMMODATION**, **THREE LARGE BEDROOMS** and a **WEST FACING BALCONY**.

- TOP FLOOR APARTMENT
- HARBOUR GLIMPSES
- MOMENTS FROM EVENING HILL
- THREE DOUBLE BEDROOMS
- NO FORWARD CHAIN
- WELL PRESENTED VIEWPOINT

Evening Hill

The property is located in Avalon, Evening Hill, which is widely regarded as one of the areas most sought after roads within a conservation area that lies within Canford Cliffs and Lilliput. Conveniently located, the local area offers a variety of stylish boutiques, cafes, bars and restaurants with the school catchments of Lilliput First and Baden Powell Schools.

Evening Hill, located on the shores of Poole Harbour, offers the very best views over Poole Harbour, Brownsea Island and The Purbeck Hills beyond. Access to the area is well served by all modes of transport, with a particular emphasis on the fast rail link direct to London Waterloo, as well as sea and air travel to the Channel Islands and Mainland Europe from Poole Ferry Port and Bournemouth International Airport respectively.

Bournemouth and Poole town centres are equidistant from the property and both offer superb shopping, recreational and entertainment facilities.

Property Comprises

An incredibly spacious and highly desirable top floor apartment set in beautifully maintained grounds close to the shores of Poole Harbour and the locally renowned Evening Hill viewpoint. Just a short stroll away are the excellent amenities of Lilliput (approx. 0.3 of a mile) in one direction and the safe and sandy beaches at Sandbanks just over a mile away in the other.

This property would make an ideal main or indeed second home. Offered with no forward chain.

The property extends to 1452sqft square feet and comprises of a generous entrance hall with good storage, 3 double bedrooms (the principal with en-suite facilities) and a Jack and Jill bathroom serving bedrooms 2 and 3. In addition there is a guest cloakroom, fitted kitchen and large open plan lounge diner which opens to a pretty and private balcony with harbour glimpses and tree line views.

Tenure: Share of Freehold

Maintenance: £1100.30 half yearly will include window cleaning, gardening, water and sewerage, cleaning/maintenance of communal areas

Length of Lease: 999 years

Energy Performance Certificate: C

Council Tax Band: F

Sinking Fund: No

No Pets





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Approx. 138.0 sq. metres (1485.8 sq. feet)

Total area: approx. 138.0 sq. metres (1485.8 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.

All room dimensions given above are approximate measurements

These particulars are intended only to give a brief description of the property as a guide to prospective buyers. Accordingly:

• Their accuracy is not guaranteed and neither Key Drummond Estate Agents, nor the vendors accept any liability in respect of their contents.

• They do not constitute an offer of contract for sale.

• Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require further

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor

or Surveyor.

References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Energy Efficiency Rating	
EU Directive 2002/91/EC	
Energy efficiency class - higher energy costs	
A	101-120
B	81-100
C	61-80
D	41-60
E	21-40
F	1-20
G	1-10
73	
74	
Climate	Current

Environmental Impact (CO ₂) Rating	
EU Directive 2002/91/EC	
Net environmental impact - higher CO ₂ emissions	
A	101-120
B	81-100
C	61-80
D	41-60
E	21-40
F	1-20
G	1-10
Climate	Current