



## Sinclair Court, Pascoe Close, Ashley Cross BH14 0NU

Occupying a wonderful location a short walk into Ashley Cross lies this impressive purpose built ground floor apartment. There is substantial accommodation on offer to include a 25ft approx. lounge/dining room leading to a westerly facing balcony and two great size double bedrooms. Outside there is an allocated garage and the development is set within beautiful communal gardens.

**EPC: 56 Council Tax Band: C Price: £279,950 Share of Freehold**











## Key Features

- SPACIOUS PURPOSE BUILT GROUND FLOOR APARTMENT
- LARGE ENTRANCE HALLWAY
- SUNNY ASPECT 25ft APPROX. LOUNGE/DINING ROOM
- WESTERLY FACING BALCONY OVERLOOKING THE COMMUNAL GARDENS
- MODERN FITTED KITCHEN
- TWO GENEROUS SIZE DOUBLE BEDROOMS
- BATHROOM & SEPARATE CLOAKROOM
- GOOD SIZE GARAGE
- FANTASTIC LOCATION A SHORT LEVEL WALK INTO ASHLEY CROSS
- NO FORWARD CHAIN

## The Property

Upon entering you are greeted by a welcoming spacious hallway with storage and doors then lead off to all principal rooms. The light, bright and airy lounge/dining room offers plenty of space with a door leading out on to the westerly facing sunny aspect balcony providing pleasant views of the beautifully presented communal garden. The stylish modern fitted kitchen also provides a pleasant outlook and offers sufficient units and room for appliances. There are two great size double bedrooms, one with a large fitted wardrobe, both having ample space for fitted or free standing furniture, and a modern fitted bathroom and separate cloakroom complete the

accommodation.

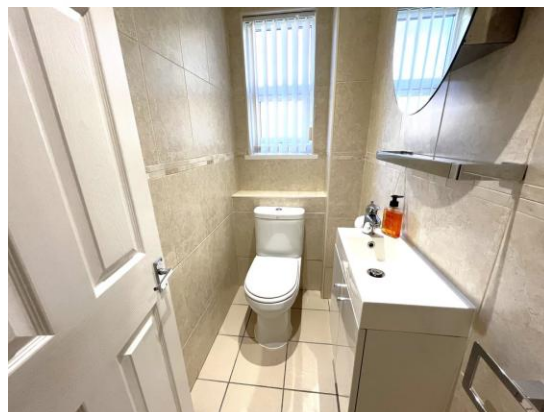
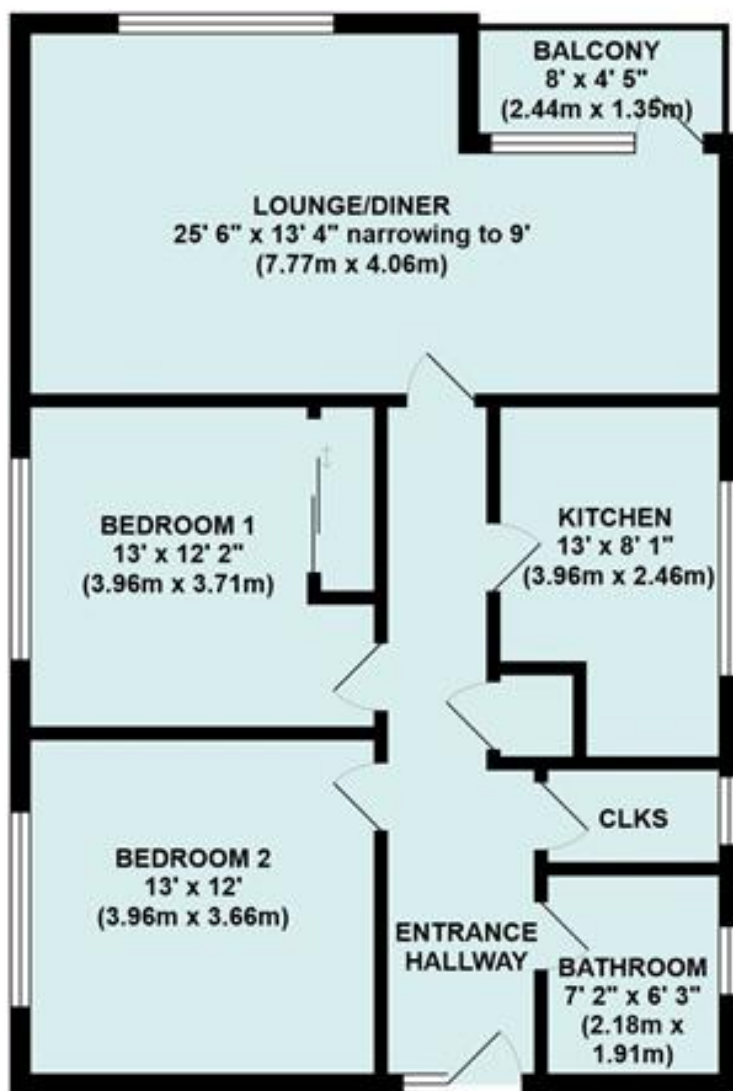
The development is set within delightful well maintained landscaped communal grounds and to the rear, the apartment is conveyed with a garage with double opening doors.

Ashley Cross is a short walk away with its popular bars, bistros, restaurants and a main line London Railway station.

Maintenance: £387.50 per quarter.

Ground Rent: N/A.

Lease - Share of freehold 999 years from 29/9/2003. We are informed that sub-letting is permitted but pets are not allowed.



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>		75
(55-68) <b>D</b>	56	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
www.epcau.com		

All rooms have been measured with an electronic laser and are approximate measurements only. To comply with the Consumer Protection from Unfair Trading Regulations 2008, we clarify that none of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Wilson Thomas for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.

#### Broadstone Office

219 Lower Blandford Road, Broadstone, Dorset BH18 8DN  
T: 01202 691122 E: broadstone@wilsonthomas.co.uk

#### Lower Parkstone Office

5 Bournemouth Road, Lower Parkstone, Poole, Dorset BH14 0EF  
T: 01202 717771 E: lowerparkstone@wilsonthomas.co.uk

[www.wilsonthomas.co.uk](http://www.wilsonthomas.co.uk)



rightmove



**wt**  
**WILSON THOMAS**  
ESTATE AGENTS