



28 Mansfield Road, Poole BH14 0DG

A rare opportunity to acquire a wonderful duplex apartment offering tremendous and versatile living accommodation to include 4/5 bedrooms, impressive lounge and a generous size kitchen/breakfast room. This superb property also offers original features, a top floor studio area with kitchenette, private westerly facing garden and it is set within the Courthill & Baden Powell school catchments.

EPC: 63 Council Tax Band: C Price: £399,950 Share of Freehold

 4/5  3  1





Key Features

- OUTSTANDING DUPLEX APARTMENT SET WITHIN A CHARACTER BUILDING
- OWN PRIVATE ENTRANCE
- INCREDIBLE SIZE ACCOMMODATION ON OFFER SET OVER TWO FLOORS
- IMPRESSIVE LOUNGE WITH PERIOD FEATURE FIREPLACE
- MODERN FITTED BATHROOM
- FOUR GREAT SIZE DOUBLE BEDROOMS WITH EN-SUITE TO THE MASTER
- BEDROOM FIVE/STUDIO WITH KITCHENETTE & SEPARATE SHOWER ROOM
- COURTHILL & BADEN POWELL SCHOOL CATCHMENTS
- PRIVATE WESTERLY FACING REAR GARDEN
- NO FORWARD CHAIN

The Property

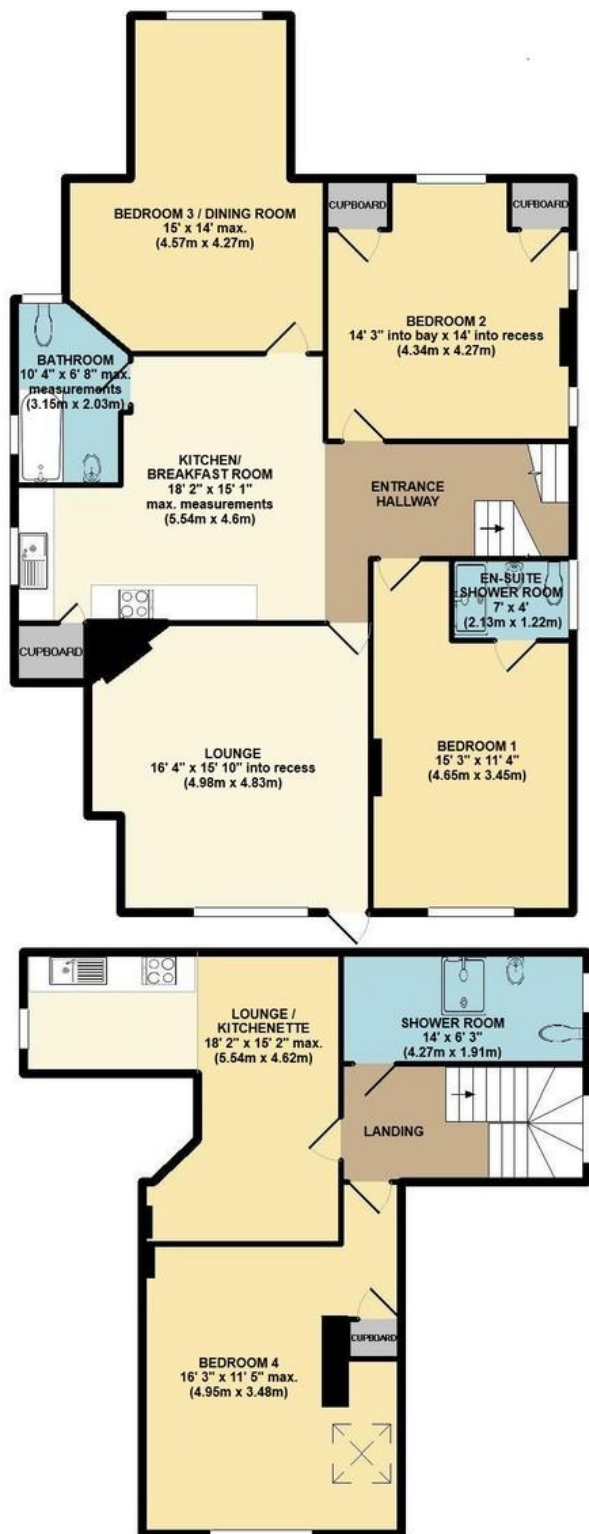
THE PROPERTY There is a private entrance that leads into the lobby and you are greeted by a feature tiled wall and stairs with a leaded stained glass window lead into the kitchen breakfast room with oak effect flooring. Stripped wooden doors then lead off the impressive lounge with original period fireplace, master bedroom with en-suite, two further vast double bedrooms and a family bathroom.

A further staircase leads up to the second floor where you will find a studio room with its own kitchenette, a further generous size double bedroom and a stylish modern fitted shower room.

This fantastic apartment is set within the popular Courthill and Baden Powell school catchments and it is a short distance away from Ashley Cross with its fashionable bars, bistros, restaurants and a main line London railway station.

Outside there is the benefit of a private sunny aspect westerly facing garden set with a lawned area and decking suitable for outside/garden furniture.

Maintenance: Split 50/50 with the ground floor apartment when needed. Ground Rent: N/A. Subletting and pets: TBC. Lease remaining: 996 years.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	63	66
(39-54) E		
(21-38) F		
(1-20) G		
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 guide 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.

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