



The Cheviots  
Overbury Road  
BH14 9JL

Large Two Double Bedroom  
Top Floor Flat  
£1,250 pcm

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**This well presented large 2 double bedroom top floor flat is available to let unfurnished. Refurbished throughout in the last 3 years. Allocated parking space and balcony. Available from 8th April.**

This lovely top floor flat is situated within The Cheviots development, and was refurbished throughout three years ago. The property has been rewired, all ceilings replastered, a new kitchen fitted. New bathroom suite as well as new WC suite was fitted. New flooring throughout, new internal doors and redecorated throughout. Everything that needed doing was done.

The flat offers two good size bedrooms, both with fitted wardrobes. Spacious lounge-diner with a balcony that is accessed via double glazed doors, allowing plenty of natural light. A well appointed newly fitted kitchen, with plenty of lower and upper kitchen cupboards and fitted appliances. There is a newly fitted bathroom and separate WC, as well as 2 storage cupboards in the entrance hall.

The apartment comes with an allocated parking space.

Lovely location.



### Key Features

- Unfurnished 2 double bedroom top floor flat
- Large apartment-almost 800 sq ft
- Balcony
- Refurbished throughout 3 years ago
- Good size kitchen with fitted appliances
- Both bedrooms have fitted wardrobes
- Dedicated parking space
- Well managed block in a quiet and lovely location
- Available 8th April 2023 for a minimum of 12 months.
- Viewings from Monday 13th March with 24 hours notice



**Entrance to the Block** Well maintained grounds with dedicated parking space. On Overbury Road there are no parking restrictions.

**Entrance Hall** Carpeted, radiator and 3 storage cupboards including an airing cupboard.

**Living Room/Dining Area** Almost 300 sq ft of space. Carpeted, radiators, triple sliding doors to the balcony, side double glazed window.

**Balcony** Outside light, glazed panels, tiled floor.

**Kitchen** High and low level kitchen cupboards. Timber work surfaces. Built in appliances including gas hob with extractor hood, fridge, freezer, washing machine and dishwasher. Tiled splashbacks, radiator, laminate floor. Double glazed window.





**Main Bedroom** Carpeted. Range of fitted wardrobes with hanging and shelving space. Radiator. Views over communal gardens from the double glazed window.

**Bedroom 2** Carpeted. Range of fitted wardrobes with hanging and shelving space. Radiator. Views over communal gardens from the double glazed window.

**Bathroom** Fully tiled walls, bath with mixer tap, separate shower fitting, shower screen, vanity wash basin.

**Separate WC** Low level loo, part tiled walls, vanity wash basin.





**Annual Council Tax:** Band D £1,948.24 payable 2022/3

**Connectivity:** Virgin

**TV:** Aerial points in the property. Sky dish to the building.

**Energy (EPC) Rating:** D(62)

**Rent:** £1,250 per calendar month

**Property Deposit:** £1,442

**Term:** Long term, minimum 12 months

**Available From:** 8th April

**Furnishings:** Unfurnished

**Allocated Parking:** One space

**Pets are prohibited**

**Viewings:** From Monday 13th April with 24 hours notice



TOP FLOOR  
771 sq.ft. (71.6 sq.m.) approx.



TOTAL FLOOR AREA: 771 sq.ft. (71.6 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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# LOCAL AREA

Living here is a wonderful lifestyle choice with fun, sport and leisure at the top of the list.

Parkstone Golf Club, one of the top 100 courses in the country, is on your doorstep. I guess that an interest in the water brings you to want to live here. The prestigious Royal Motor Yacht Club is on the Sandbanks peninsula, Salterns Marina is the other side of Evening Hill and the sailing centre of the area is Parkstone Yacht Club in Lilliput.

Tennis is catered for closeby by the East Dorset Tennis Club at Whitecliff. The area has a large cycling community with a favourite destination being to take the Sandbanks chain ferry to explore the Purbeck Hills. And of course Dorset's Jurassic Coast is a must for walkers. There are many local gyms-Everlast at the Redlands Retail Park is very popular.

The harbour itself is the second largest natural harbour in the world (after Sydney) with many marinas capable of mooring the largest of yachts. Poole itself is the home of Sunseeker Marine. The natural harbour ensures safety and security for the yachts and the wonderful microclimate created by the Purbeck Hills makes for regular use of the water. And watching the kitesurfers and windsurfers in this UK hub for the sports will leave you open-mouthed. The harbour is known to be the UK's safest venue for teaching children to windsurf and kitesurf.

If you are so inclined it is about a 20 minute walk from The Cheviots to the harbour's edge, part of 7 miles of continuous beach from Poole to Bournemouth and beyond.

From there you can stroll along the beach or the promenade to the famous beaches of Sandbanks. All around you in Sandbanks, Canford Cliffs and Penn Hill are wonderful restaurants with Rick Stein's open on the edge of Poole Harbour and the Pig on the Beach is in Studland via the chain ferry. And in Canford Cliffs itself is the local famous HND hair and beauty salon plus 2 great gastro pubs: The Cliff and The Canford. You can walk to Ashley Cross and collect your bread from the award winning artisan bakers at Mark Bennett's Patisserie. Ashley Cross is very much the local centre for eating and drinking with a variety of eateries. Try the Pulcinella, Zim Braai and Britannia White for food and the Dancing Moose and the Bermuda Triangle for a 'pubby' atmosphere. For shopping there are local mini Co-Op and Tesco mini stores with the supermarkets of Waitrose, M&S Food, Lidl and Tesco within a couple of miles.

If you have school age children, at primary level Lilliput 1st school and Baden Powell are Ofsted rated outstanding.

Despite living in one of the most stunning places in the UK, the area is a significant business hub with the headquarters of JP Morgan, Vitality, LV, Sunseeker Marine, Barclays International, the RNLI and Merlin Entertainments all in the conurbation.

From The Cheviots you are approximately 2.5 hours from London by car. It is just over a mile to the Wessex Way with at least dual carriageway to the New Forest, Southampton and the UK motorway network. It is a short walk to Parkstone Station and by rail there are direct routes to London and Manchester. Next door to the station is The Avocet pub-always good for a pint at the end of your journey. Bournemouth International Airport is one of the fastest growing in the UK and from Poole there are ferries to France and the Channel Islands.

A wonderful lifestyle location. Just ask us if you want to know where to do something.





Viewing by appointment through sole agent

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