

Local expertise with powerful national marketing

EDWARDS
ESTATE AGENTS

1 PEEL CLOSE

VERWOOD BN1 7QB



£1,500 PER MONTH

- SPACIOUS APARTMENT ON 2ND/3RD FLOORS
- APPROX 1500 SQ.FT
- MASTER SUITE WITH DRESSING ROOM AND ENSUITE BATHROOM
- MODERN KITCHEN
- FAMILY BATHROOM AND SECOND ENSUITE
- TOWN CENTRE LOCATION
- TWO UNDERGROUND PARKING SPACES
- NO PETS
- AVAILABLE END SEPTEMBER

Edwards are delighted to offer this substantial 1500 sq. ft., three double bedroom, split level apartment situated in the town centre, with two underground parking spaces, two en-suites, a fantastic master bedroom suite, and spacious accommodation throughout.

Crane House is accessed via a phone entry system or by the key fob into the communal hallway; there is a lift to all floors and the property is situated on the second/third floors. The front door opens into a good size entrance hallway with a storage cupboard.

There are double doors into the spacious lounge which has two windows to the side aspect, a spiral staircase going up to the top floor and there is a door to another storage cupboard.

There is open access from the well proportioned sitting room into the kitchen/diner which is fitted with a modern range of cream fronted units with a roll top work surface



above. There are integrated appliances comprising a fridge and freezer, dishwasher, oven and electric hob with extractor hood above and there is space for a washing machine. There is ample space in the kitchen for a dining table and chairs and a window to side aspect.

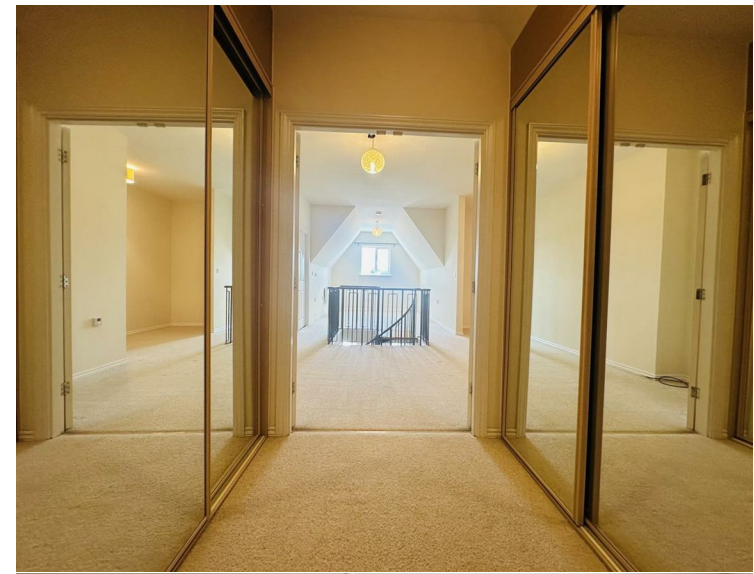
Bedroom three is a double room with a fitted mirror fronted wardrobe and a door into the Jack and Jill family bathroom, which is fitted with a white suite comprising a bath with shower over, low level WC, wash hand basin and is partly tiled to the walls.

Bedroom two is a large double bedroom with ample space, with a double built-in wardrobe with sliding mirror fronted doors and a further built-in wardrobe. There is a window to the side aspect. Bedroom two also benefits from an en-suite shower room, with a large shower cubicle, low level WC, wash hand basin and is partly tiled.

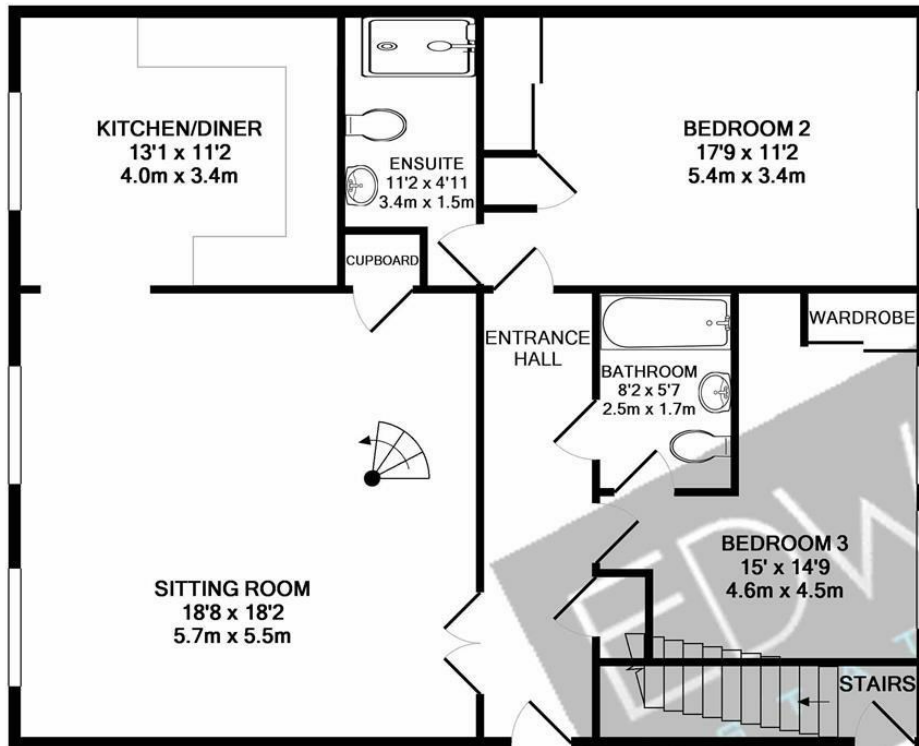
On the first floor there is the fantastic large master suite, comprising a large bedroom area with a window to the side, a recessed study area, a door into the huge en-suite which has a large corner bath, separate large double doored shower, low level WC, a wash hand basin and is partly tiled. Completing the master suite, there are double doors through into a large dressing room with two sets of fitted wardrobes with mirror fronted sliding doors and ample space for a dressing table.

The property benefits from being situated in the town centre and has two car parking spaces in the underground parking and viewing is highly recommended.

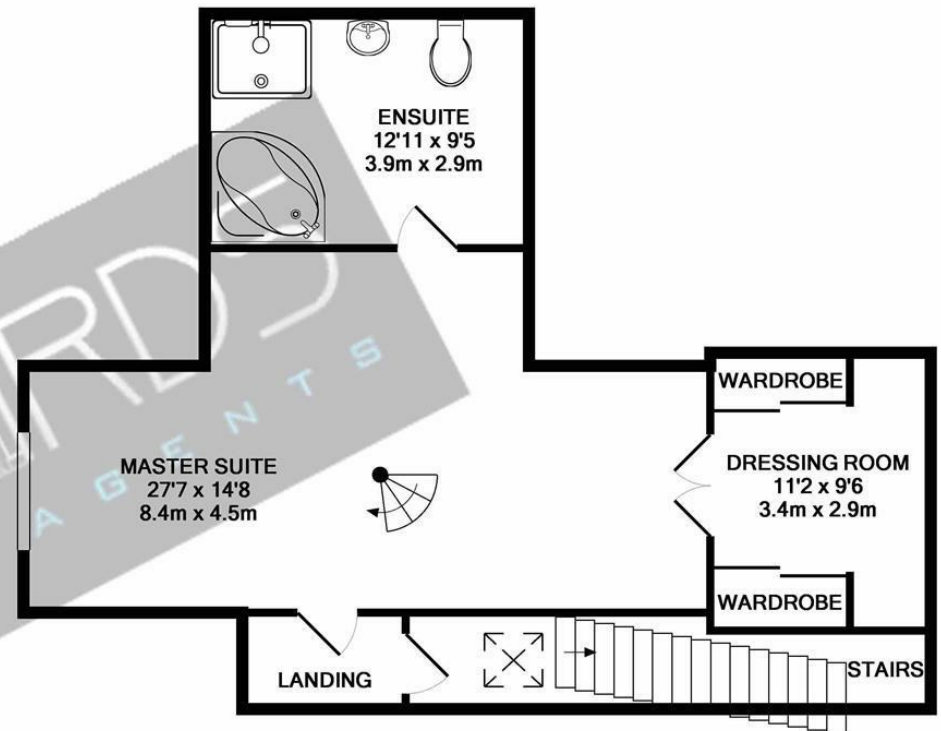
Energy Performance Rating C.







GROUND FLOOR
APPROX. FLOOR
AREA 1071 SQ.FT.
(99.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 657 SQ.FT.
(61.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1728 SQ.FT. (160.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that the above measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/ fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyancer or by referring to the home information pack for this property. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.

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