



An extended two double bedroom first floor character converted flat situated in an ideal location close to Charminster, Winton, and travel links to Bournemouth & Poole.

The well presented accommodation offers two good sized double bedrooms (with balcony overlooking Winton Recreational Ground from bedroom two), modern kitchen & breakfast area (15'11" overall), lounge & dining area (18'7" overall), large bathroom (9'2"), and landing with large feature window.

The property also benefits from private rear garden with patio and shed for storage, uPVC double glazing, gas fired central heating, and is offered with a long lease, and Share of Freehold.



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ACCOMMODATION

Entrance via:

Communal front door to:

Communal entrance lobby:

Coved ceiling, picture rail, cupboard housing electric fuse box and meters, laminate flooring, door to:

Lower hall:

Picture rail, inset door mat, stairs to first floor.

First floor landing: 15' 10" x 6' 0" (4.82m x 1.83m)

Coved ceiling, smoke alarm, feature sash window to side aspect, radiator, doors to accommodation.

Bedroom two: 13' 4" x 11' 6" (4.06m x 3.50m)

Coved ceiling, picture rail, radiator, uPVC double glazed windows and door to front aspect leading to:

Balcony: 8' 11" x 2' 7" (2.72m x 0.79m)

Enclosed by wooden balustrade, leaded floor, views of Winton Recreational Ground.

Bedroom one: 15' 9" max into bay x 11' 4" (4.80m max into bay x 3.45m)

Coved ceiling, picture rail, radiator, uPVC double glazed bay window to front aspect.

Bathroom: 9' 2" x 6' 11" (2.79m x 2.11m)

Coved ceiling, hatch to loft, two uPVC double glazed obscured windows to side aspect, part tiled walls, low level W.C., pedestal wash hand basin, panelled bath with glazed shower screen and inset mixer shower over, tiled floor, ladder style towel radiator.

Kitchen / Breakfast Room: 15' 1" max x 10' 5" max (4.59m max x 3.17m max)

Kitchen area:

Inset halogen spot lights, uPVC double glazed window to side aspect, range of eye and base level units providing shelving and storage, part tiled walls, one and a half bowl sink/drain unit with mixer tap over, electric oven with four ring gas hob and hood over, space and plumbing for washing machine, space for further appliance, integrated low level fridge and freezer, gas fired combination boiler.

Breakfast area:

Inset halogen spot lights, uPVC double glazed window to rear aspect, radiator, opens to:

Lounge/Diner 18' 7" x 12' 9" narrowing to 12' 4" (5.66m x 3.88m narrowing to 3.76m)

Dining Area:

uPVC double glazed window to rear aspect, radiator, opens to:

Lounge area:

Picture rail, TV point, opens to dining area, also accessible via door from landing.

Externally:

Front section is laid to hardstanding with small shrubs, path leads down the side of the property giving access to the communal front door. Path further leads to private rear garden which is mainly laid to lawn, has a good sized patio area and shed for storage. All enclosed by timber panelled fencing and bushes.

Tenure:

Share of Freehold with long lease (999 years from 25 June 2009).

Ground Rent:

None.

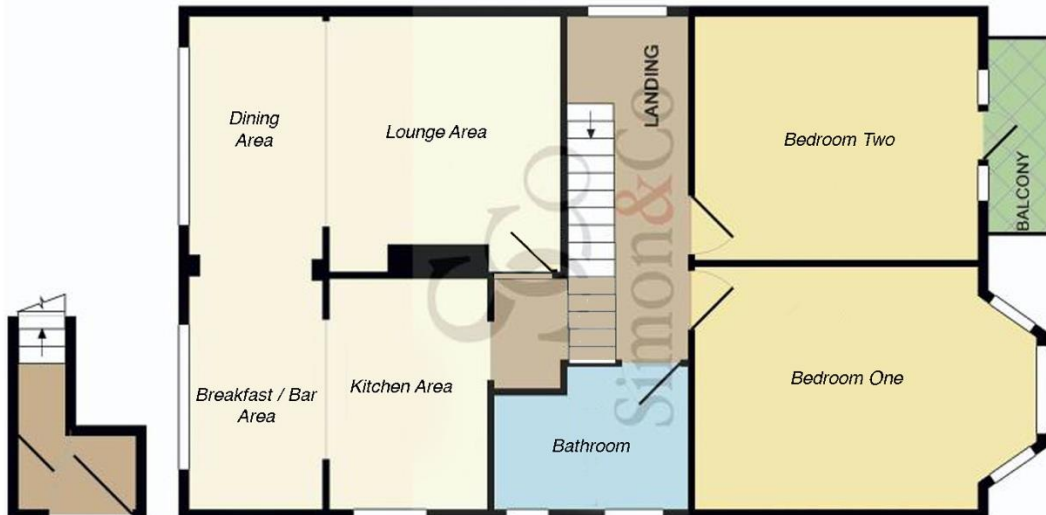
Service Charge:

As and when split between this flat and the ground floor flat.





MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. THE PROPERTY MISDESCRIPTIONS ACT 1991 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. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.



Energy Performance Certificate

61a, Maxwell Road, BOURNEMOUTH, BH9 1DQ
 Dwelling type: Top floor flat
 Reference number: 9738-1042-6224-6126-7934
 Date of assessment: 12 April 2016
 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 12 April 2016
 Total floor area: 86 m²

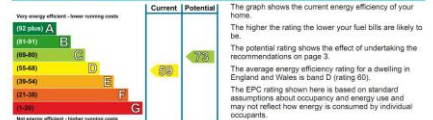
Use this document to:
 • Compare current ratings of properties to see which properties are more energy efficient
 • Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,952
Over 3 years you could save	£ 1,080

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 354 over 3 years	£ 177 over 3 years	
Heating	£ 2,199 over 3 years	£ 1,368 over 3 years	
Hot Water	£ 399 over 3 years	£ 327 over 3 years	
Totals	£ 2,952	£ 1,872	You could save £ 1,080 over 3 years

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Increase loft insulation to 270 mm	£100 - £350	£ 663
2 Low energy lighting for all fixed outlets	£95	£ 147
3 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 267

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal only enables you to make your home warmer and cheaper to run.