

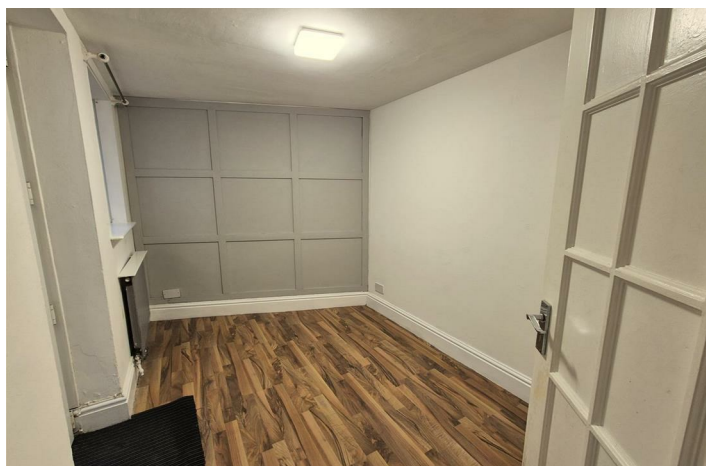


Flat 5 Norfolk House 8 Norwich Avenue, Bournemouth, BH2 5TQ

£175,000

- Two Bedrooms
- Private Entrance
- Gas Central Heating
- Well Presented Throughout
- No Forward Chain
- Spacious Lower Level / Basement Flat
- UPVC Double Glazing
- Feature Private Courtyard Garden
- Town Centre Location
- Ideal FTB / Investment

NEW EXTENDED LEASE PROVIDED ON COMPLETION / GREAT VALUE! NO FORWARD CHAIN / SPACIOUS TWO BEDROOM TOWN CENTRE APARTMENT WITH A PRIVATE COURTYARD GARDEN & A PRIVATE ENTRANCE >>> Greys Estate Agents are delighted to offer for sale this spacious lower level basement style flat situated in Bournemouth Town Centre. The property comprises: Two bedrooms, good size lounge / dining room, kitchen, bathroom, separate toilet and a feature courtyard garden with useful sheds for storage. Other benefits include UPVC double glazing and gas central heating.



Lounge

14'2" x 13'10" max (4.339 x 4.224 max)

Kitchen

16'1" x 7'0" (4.907 x 2.138)

Bedroom One

14'11" x 16'9" (4.550 x 5.123)

Bedroom Two

11'2" x 7'4" max (3.407 x 2.240 max)

Bathroom

Separate Toilet

TENURE - LEASEHOLD

New Lease on completion

Maintenance charge £1000 approx

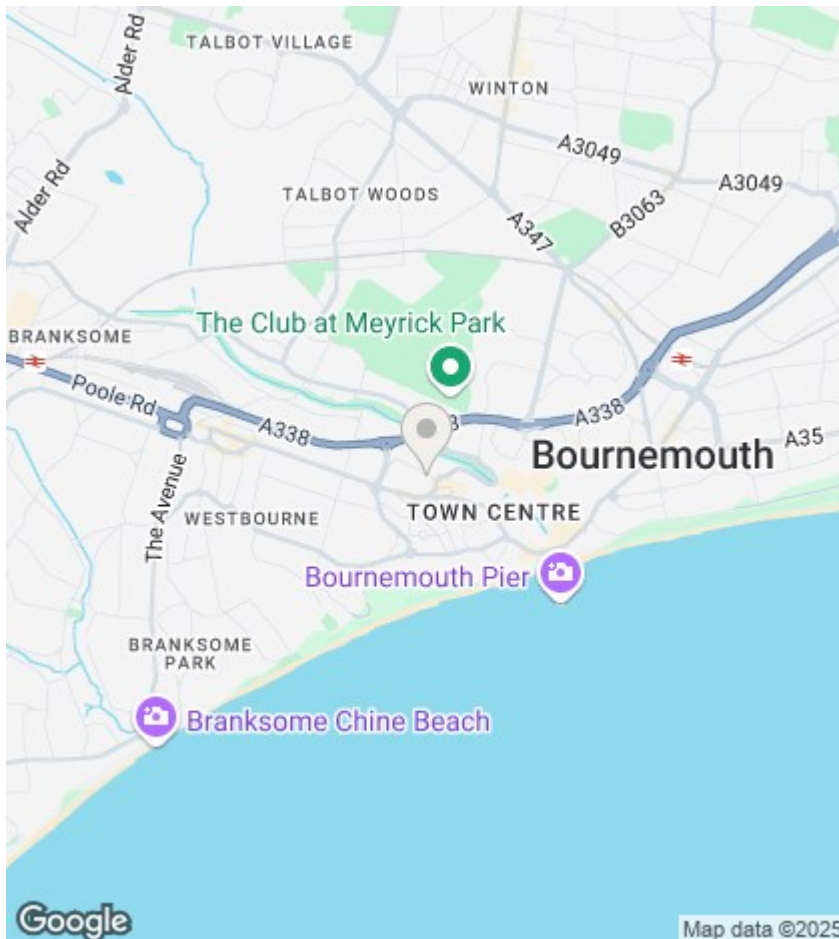
Ground Rent £200 approx

Agents Note: The outside of the block is due to be decorated. The cost for this has already been paid for.









Agents note

Whilst every attempt has been made to ensure the accuracy of details and measurements contained in these particulars, they are not to be relied upon especially when potential cost could be incurred. No appliances have been tested so the agent cannot verify that they are in working order. The agent has not seen any legal documentation to verify the legal status of the property. This must be verified by your chosen solicitor.

Viewings

Viewings by arrangement only. Call 01202 749390 to make an appointment.

EPC Rating:

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | 76 |
| (55-68) D | 66 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |



Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for.