



Charminster Road, Bournemouth, BH8 9RQ

£135,000

- One Double Bedroom
- Gas Central Heating
- Close To Amenities & Bus Routes
- Plenty Of Unrestricted On Street Parking
- Beautifully Presented Second Floor Maisonette
- Phone Entry System
- Long Lease / 113 Years Remaining
- UPVC Double Glazing
- Useful Eaves & Loft Storage
- Ideal FTB / Investment Purchase

GREAT VALUE! / BEAUTIFULLY PRESENTED & SPACIOUS MAISONETTE SITUATED CLOSE TO AMENITIES / IDEAL FTB OR BTL INVESTMENT >>> Greys Estate Agents are delighted to offer for sale this beautifully presented second floor maisonette situated in a popular position in Bournemouth. The property comprises: Double bedroom, a lovely light and airy lounge with / dining room, separate kitchen and a modern bathroom. Other benefits include a phone entry system, UPVC double glazing, gas central heating, useful eaves storage and loft storage and a communal shed / storage area.



Council Tax Band: A



SUMMARY / ADDITIONAL INFORMATION

This property has a generously sized lounge and bedroom with a warm, open feel. The sloped ceilings give character, but there's still plenty of headroom and usable space. The property feels bigger in person than it looks in the photos, so we advise internal viewings to appreciate the layout and flow.

In our opinion this property will ideally suit a first time buyer or buy to let investor. Benefits include a quiet position above a daytime only hairdresser, lots of natural light with skylights in both the lounge and the bedroom and good insulation throughout with a C rating EPC. The lounge has a useful alcove / office space, ideal for professionals working from home.

The property has been looked after by the vendor with newly fitted new oven and the boiler has been serviced yearly. The location is convenient being close to Castlepoint, Stour Valley and the W. There is also plenty of unrestricted on street parking.

Lounge / Dining Room

18'6" x 9'2" max

Kitchen

7'3" x 6'1"

Bedroom

19'1" x 9'6" max

Bathroom

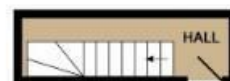
7'5" x 5'11"

Tenure - Leasehold

There are approximately 113 years remaining on the lease

The ground rent is £250pa

Service charge is approximately £800pa



1ST FLOOR

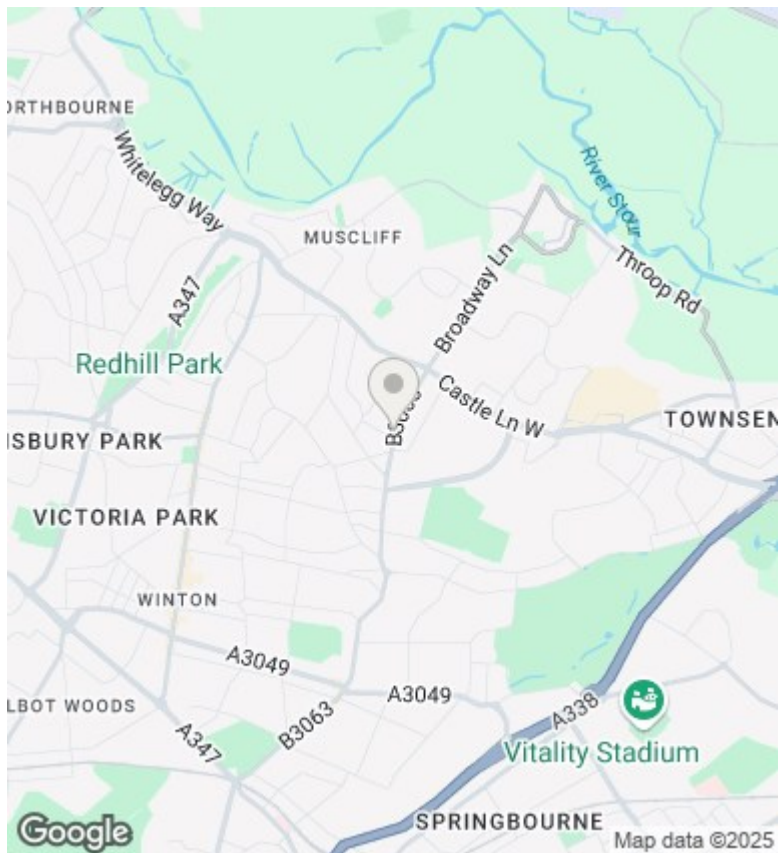


2ND FLOOR

This Floor Plan is for guidance only and is NOT to SCALE
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Viewings

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

Council Tax Band

A

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