



Turbary Park Avenue, Bournemouth, BH11 8HH

**Asking Price £150,000**

- One Double Bedroom
- Lounge / Diner
- Gas Central Heating / UPVC Double Glazing
- Brick Built Store Cupboard
- Ideal First Time Purchase Or Buy To Let
- Spacious Second Floor Flat
- Balcony
- Secure Entry Phone
- Additional Cupboard In Hallway
- Early Viewing Advised



# Turbary Park Avenue, Bournemouth BH11 8HH

SPACIOUS SECOND FLOOR FLAT / IDEAL FIRST TIME PURCHASE OR BUY TO LET >>> Greys Estate Agents are pleased to offer for sale this good sized second floor flat situated in this popular area close to all amenities. The property comprises; Generous hallway, lounge/diner with balcony, kitchen, double bedroom, bathroom, UPVC double glazing and gas central heating. Further benefits include a useful brick built store cupboard plus an additional cupboard in the hallway. For further information, or to arrange a viewing, please contact Greys.



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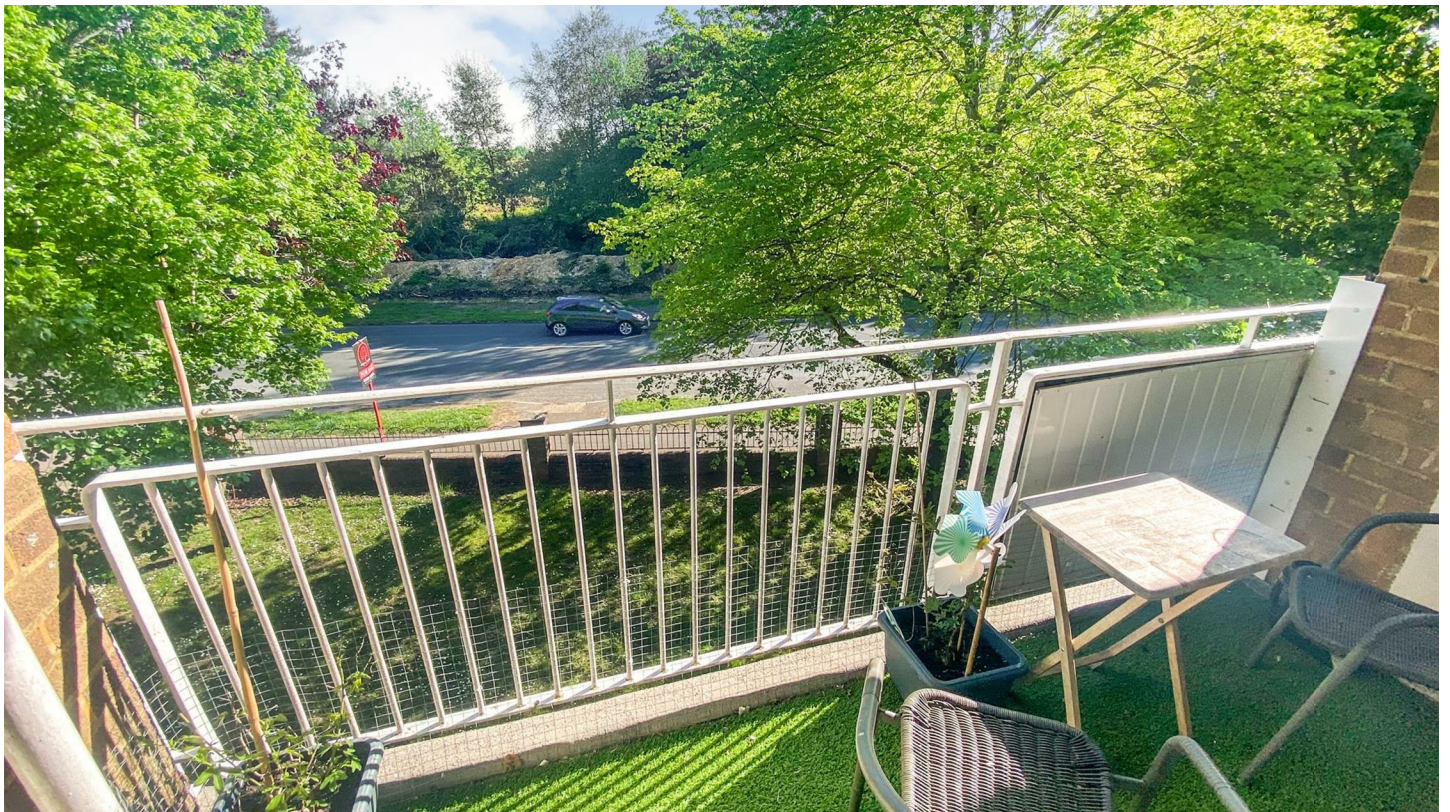


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C

Council Tax Band: A



### Entrance Hall

### Lounge/Diner

15'1" x 10'9" (4.6m x 3.3m)

### Balcony

### Kitchen

8'2" x 7'6" (2.5m x 2.3m)

### Bedroom

11'9" x 10'9" (3.6m x 3.3m)

### Bathroom

7'10" x 4'11" (2.4m x 1.5m)

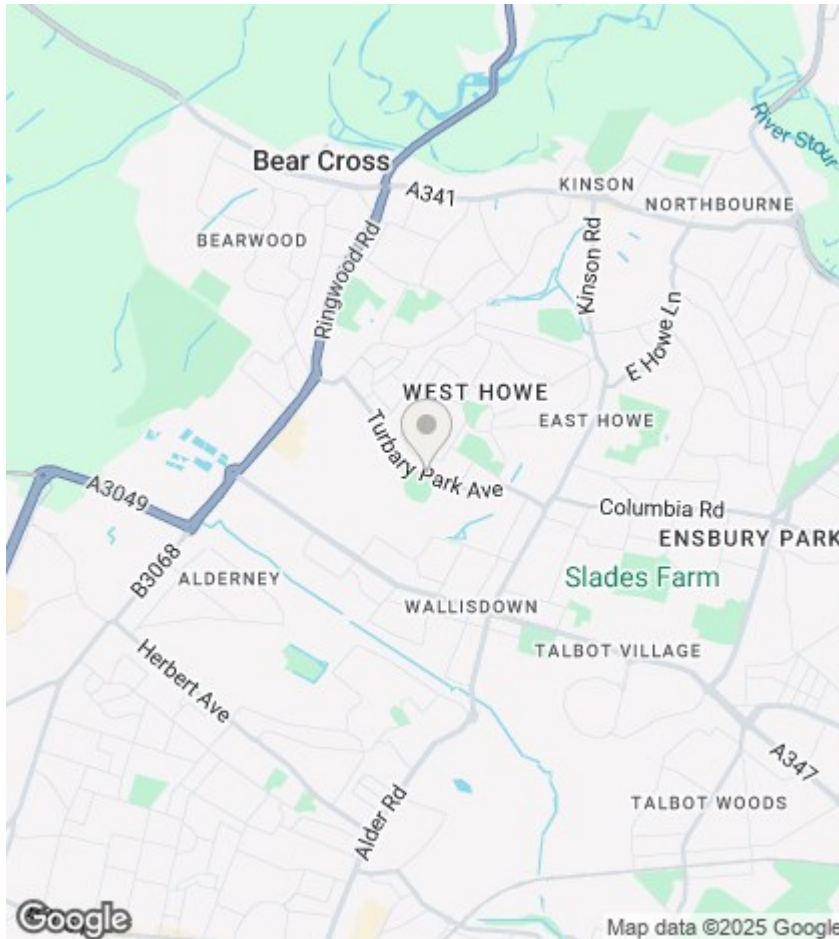
### Leasehold

Approx. 88 years remaining.

Service Charge - £922/annum.

Council Tax - Band A.





## 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:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

