



Windermere, Lake Road, Bournemouth, BH11 9BX

£169,950

- Two Bedrooms
- UPVC Double Glazing
- Private Entrance
- Ground Floor Flat
- Long Lease
- Spacious Ground Floor Flat
- Gas Central Heating
- Private Patio Area & Shed
- Close To Amenities & Bus Routes
- Off Road Parking

NO FORWARD CHAIN / LONG LEASE / SPACIOUS TWO BEDROOM GROUND FLOOR FLAT / IDEAL FTB OR BTL INVESTMENT >>> Greys Estate Estate are delighted to offer for sale this spacious ground floor flat situated in Lake Road in Kinson, Bournemouth. The property comprises: Two bedrooms, good size open plan living room and kitchen area and a bathroom. Other benefits include a private entrance, UPVC double glazing, gas central heating, a private patio area, a shed and off road parking.



OPEN PLAN LIVING AREA

18'7" x 10'0" (5.680 x 3.072)

BEDROOM ONE

12'1" x 10'9" max (3.68m x 3.28m max)

BEDROOM TWO

8'11" x 8'8" (2.724 x 2.664)

BATHROOM

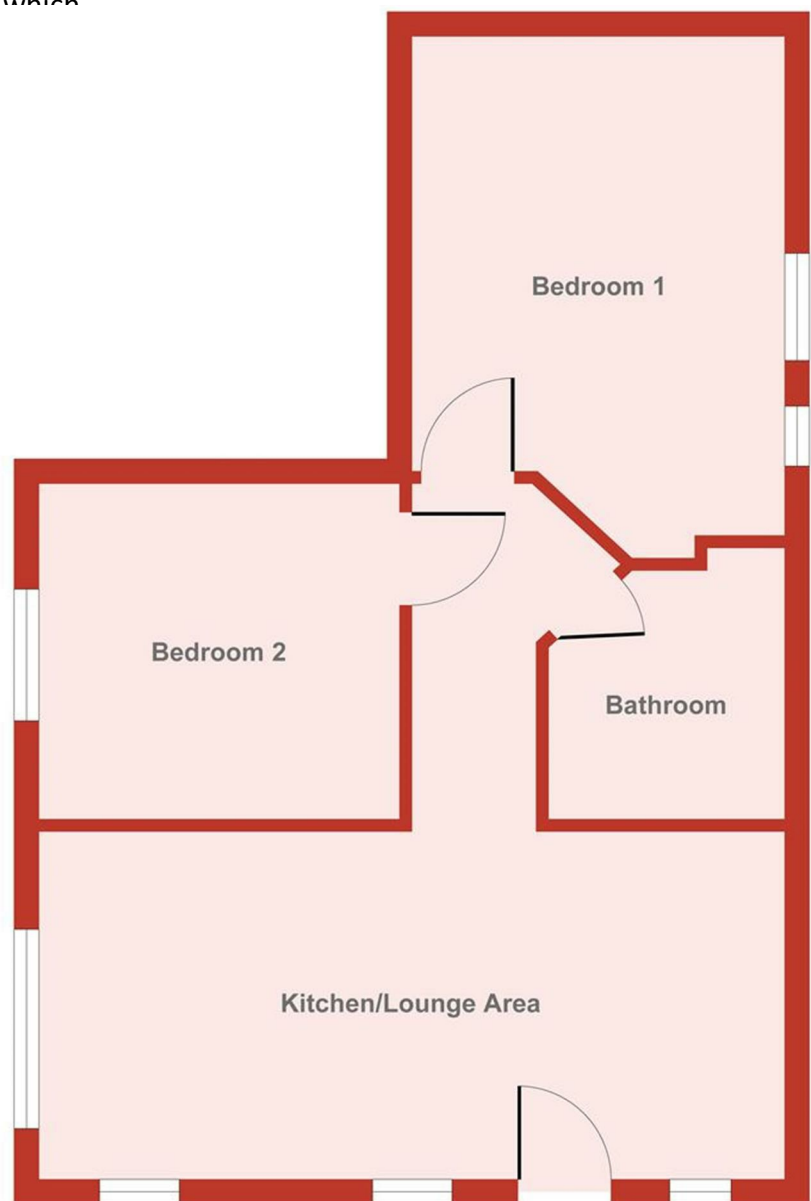
7'7" x 5'7" (2.323 x 1.705)

TENURE - LEASEHOLD

The lease has been extended to approximately 146 years

Ground Rent is £100 a year

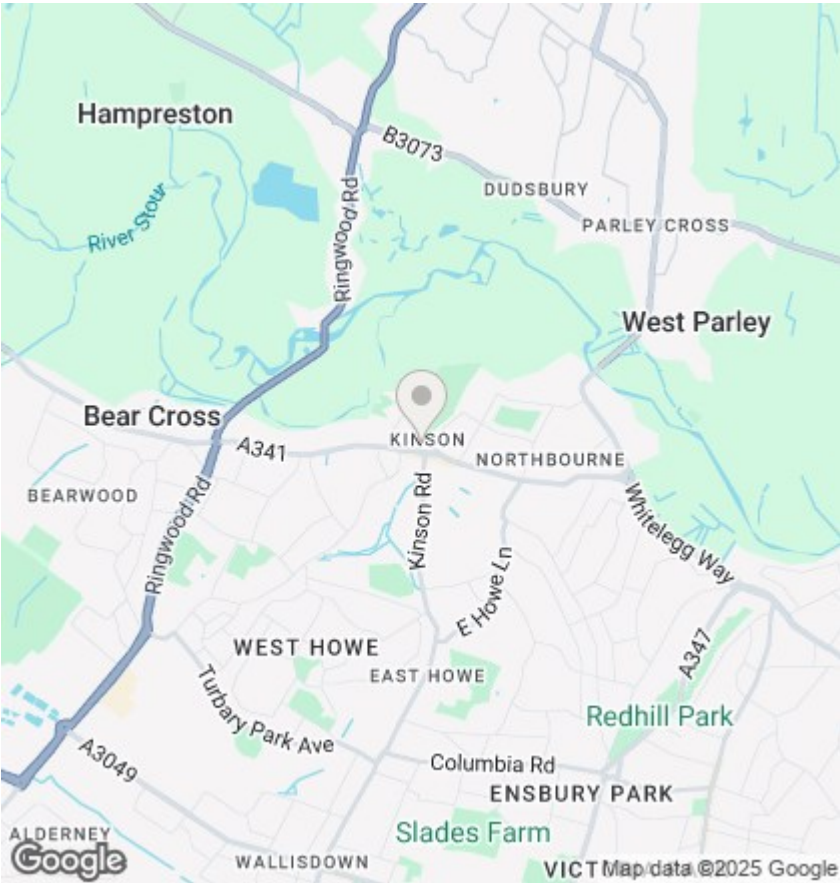
Service charge is approximately £125pcm which includes the Buildings Insurance




Floor Plan

Produced by Elements Property





EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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 

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

