



16 Carysfort Road, Bournemouth, Dorset, BH1 4EJ

Offers invited £135,000

BOSCOMBE, BH1, £135,000 Leasehold. Take a look at this new instruction to the market with Thacker & Revitt. This modern style top floor purpose built apartment is located in a popular area of Boscombe. It has one double bedroom and lounge. Modern light beech coloured fitted kitchen with hob, oven, space and plumbing for washing machine and space for fridge freezer with a wall mounted boiler. Modern bathroom with white suite and tiled walls. Gas central heating via a combi boiler and double glazing. Council Tax band A. Ideal **FIRST TIME BUY** or **INVESTMENT** property. The apartment is vacant and keys in the office. Don't miss out on this great priced apartment and **MAKE YOUR NEXT HOME WITH THACKER & REVITT.**



FRONT DOOR AND ENTRANCE HALL

Communal stairs leading to the top floor, leading to wooden front door. Entrance hall with white ceiling, emulsion painted walls and fitted flooring. Radiator. Entry phone. Doors to all rooms. Lighting. Light switch.

LOUNGE (FRONT FACING)

11'1" x 9'6" (3.40 x 2.90)

Door leading in from the hall to the lounge with front facing aspect. Part sloping white ceilings, emulsion painted walls and fitted carpet. Upvc double glazed window. Radiator. Ceiling lighting, light switch, plug sockets and TV socket.

KITCHEN

7'8" x 6'6" (2.34 x 2.00)

Door leading in from the hall into this modern kitchen with white ceiling, part emulsion painted and part tiled walls and fitted lino flooring. Wooden framed Velux window to side aspect. A range of light wood coloured units with laminate worktops. Sink with drainer and mixer tap. Electric oven with pull down door and handle with controls, four ring gas hob and stainless steel extractor above. Space and plumbing for washing machine, space for fridge freezer. Light switch, plug sockets and fuse switches.

BATHROOM

6'2" x 6'0" (1.90 x 1.83)

Door leading in from the hall into this modern style bathroom with side facing aspect. White ceiling, emulsion painted and part tiled walls and fitted lino flooring. Wooden framed Velux window. White bath with a wooden side panel, chrome effect mixer tap with shower hose. White wc with seat, lid and cistern. White sink with chrome effect fittings and pedestal. Ceiling lighting. Radiator.

BEDROOM

11'3" x 9'4" (3.45 x 2.87)

Door leading in from the hall into this double bedroom with side facing aspect. Part sloping white ceilings, emulsion painted walls and fitted carpet. Upvc double glazed window to side aspect. Ceiling lighting. Radiator. Light switch and plug sockets.

GARDEN

We've been advised that there is a communal garden. There is also a bin store and bike shed.

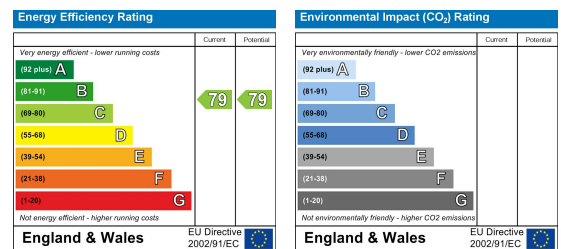
TENURE

We have been advised that this property is LEASEHOLD with approx. 82 years remaining.

Management Charges: £750.00 per half year making £1500.00 per annum

Ground Rent £250.00 per annum





Consumer Protection from Unfair Trading Regulation

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 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. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment with the agent to view before embarking on any journey to see a property.

Please Note:

1: MONEY LAUNDERING REGULATIONS – Prospective buyers will be asked to produce proof of identity documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2: These particulars do not constitute part or all of an offer or contract. 3: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 4: Potential buyers are advised to recheck the measurements before committing to any expense. 5: Thacker & Revitt have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 6: Thacker & Revitt have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. 7: These particulars are issued in good faith, they are intended as to be used as a guide to the property and should be independently verified by prospective buyers.

Viewings

Strictly by appointment through this office: Thacker & Revitt 478 Ashley Road, Poole, Dorset. BH14 0AD