



30-32 Derby Road, Bournemouth, Dorset

Asking price £255,000

EASTCLIFF, £255,000. Take a look at this spacious two double bedroom apartment located on the sought after Eastcliff district of Bournemouth. The property is located on the second floor with lift access and has a secure underground parking space. Offered with a spacious lounge reception room and modern cherry wood coloured kitchen with some appliances. Two modern bathrooms, one being en suite shower room to the principle bedroom. Gas central heating. This property is vacant and offered with a **SHARE OF FREEHOLD** and **NO FORWARD CHAIN**. It would make an ideal **FIRST TIME BUY** or **SECOND HOME**, being located close to the beach and within easy access to town. **DON'T MISS OUT AND MAKE YOUR NEXT VIEWING WITH THACKER & REVITT.**



FRONT DOOR AND ENTRANCE HALL

16'2" x 10'10" x 3'2" (4.93 x 3.32 x 0.97)

Wooden door leading into the entrance hall with white ceiling, emulsion painted walls and fitted carpet. Ceiling lighting. Radiator. Built in cupboard with electric meter inside and shelf and rail. Light switches. Doors to all rooms.

KITCHEN

12'10" x 9'9" (3.92 x 2.99)

Door leading into this spacious modern kitchen with side facing aspect. White ceiling, emulsion painted walls to part and tiled around the worktops. Lino flooring. A range of cherry beech fitted wall, base and drawer units with laminate worktops. Integrated extractor fan. Four ring hob and separate electric double oven. Space and plumbing for washing machine. Space and plumbing for dishwasher. Space for fridge freezer. Radiator. Window to side aspect. Under cupboard lighting. Ceiling lighting. Light switch, plug sockets and fuse switches.

LOUNGE RECEPTION ROOM

23'11" x 15'7" x 11'2" into recess (7.29 x 4.77 x 3.41 into recess)

Door leading into this spacious lounge dining room with white ceiling, emulsion painted walls and fitted carpet. Window to side aspect and window to front aspect with recess area windows into bay overlooking front aspect. Two radiators. Light switch, plug sockets and TV socket.

BEDROOM ONE (PRINCIPLE)

14'2" x 10'4" (4.34 x 3.15)

Door leading into the main bedroom with white ceiling, emulsion painted walls and fitted carpet. Two radiators. Built in wardrobe and dressing table. Window to front facing aspect. Two light switches, plug sockets. Ceiling lighting. Door to en suite shower room.

EN SUITE SHOWER ROOM TO MAIN BEDROOM

6'5" x 5'1" (1.97 x 1.57)

Door leading into this modern shower room with white ceiling, part tiled and part emulsion painted walls and fitted lino flooring. Ceiling lighting. Radiator. Shower cubicle with white frame, opening door and fixed pane with shower tray and wall mounted shower. White sink with metal fittings and pedestal. Light with shaver point above mirror. White wc with seat and lid and cistern with flush. Wall mounted mirror.

BEDROOM TWO (DOUBLE)

14'3" x 9'8" (4.35 x 2.95)

Door leading into this double bedroom with front facing aspect. White ceiling, emulsion painted walls and fitted carpet. Ceiling lighting. Radiator. Built in wardrobes with mirror fronted doors. Light switch and plug sockets. Door leading into the recess area of the lounge room.

BATHROOM

7'2" x 6'0" (2.20 x 1.85)

Door leading into this modern bathroom with white ceiling, part tiled and part emulsion painted walls and fitted lino flooring. White suite consisting of bath with metal fittings, wc with seat and lid and cistern and sink with metal fittings built into vanity unit with mirror above. Radiator.

PARKING

There is one space in the secure underground garage allocated to the property.

TENURE



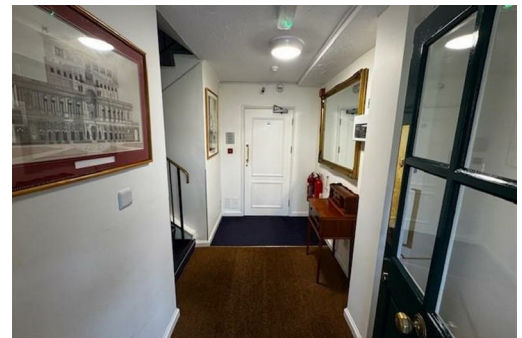
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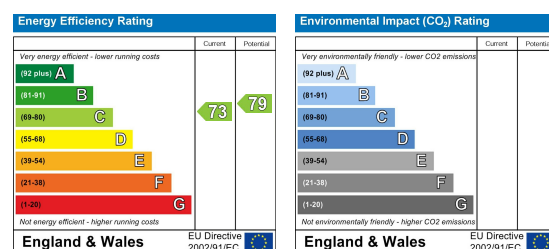
EXPERT PROPERTY SERVICE YOU CAN TRUST

We have been advised that the property is "SHARE OF FREEHOLD"

It is offered with "NO FORWARD CHAIN"

Service charge: we have been advised by the vendor that the service charge is £2400 pa
Building insurance for this year £284





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