



**Fahren**  
ESTATE AGENTS

Flat 13 Capstone Court, 120-124 Capstone Road, Charmminster, Bournemouth,  
BH8 8RT  
Guide Price £145.000 Leasehold

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**Capstone Road, Charmminster**

Guide Price £145,000

A Well Presented Apartment | Spacious Living/Dining Room | Modern Kitchen OpenPlan | Double Bedroom | Modern Bathroom | Purpose Built Development | Top Floor ( 2nd Floor) | Gas Fired Central Heating | Double Glazed Windows | No Chain



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Flat



1



409 sqft (38 sqm)



1



Leasehold







Capstone Road, Charmminster  
Guide Price £145,000



Situated in the ever-popular area of Charminster, this well-presented one-bedroom apartment offers modern living in a purpose-built block. Located on the second floor, the flat is ideal for first-time buyers or as a smart investment opportunity, with the added benefit of vacant possession and a competitive price tag.

Key Features

- Second floor apartment
- One double bedroom
- Spacious lounge/diner
- Open-plan modern white kitchen
- Modern bathroom suite
- Gas central heating & double glazing
- Secure bike store
- Vacant possession offered

Property Description

The property welcomes you with a bright entrance hall leading into a spacious lounge/diner, perfectly designed for both relaxation and entertaining. The open-plan modern kitchen features a fresh white finish and integrated appliances, offering functionality with a stylish contemporary look.

The double bedroom provides a comfortable retreat, while the modern bathroom is fitted with a sleek suite, creating a practical yet inviting space. Additional benefits include gas central heating and double-glazed windows throughout, ensuring warmth and energy efficiency all year round.

Location Highlights

Charminster is a vibrant area, renowned for its cosmopolitan mix of restaurants, cafés, and independent shops. The nearby Queens Park offers acres of open space, ideal for walking, jogging, or simply enjoying the outdoors. Bournemouth town centre, award-winning beaches, and excellent transport links are also within easy reach, making this property a convenient base for both work and leisure.

Summary

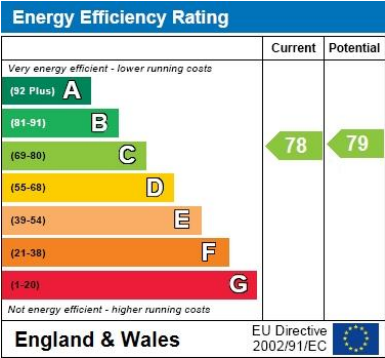
With its desirable location, modern finish, and strong rental appeal, Flat 13 at Capstone Court represents excellent value and a great step onto the property ladder.

Vacant possession – priced to sell. Early viewing is highly recommended.

Service Charge £692 per half year

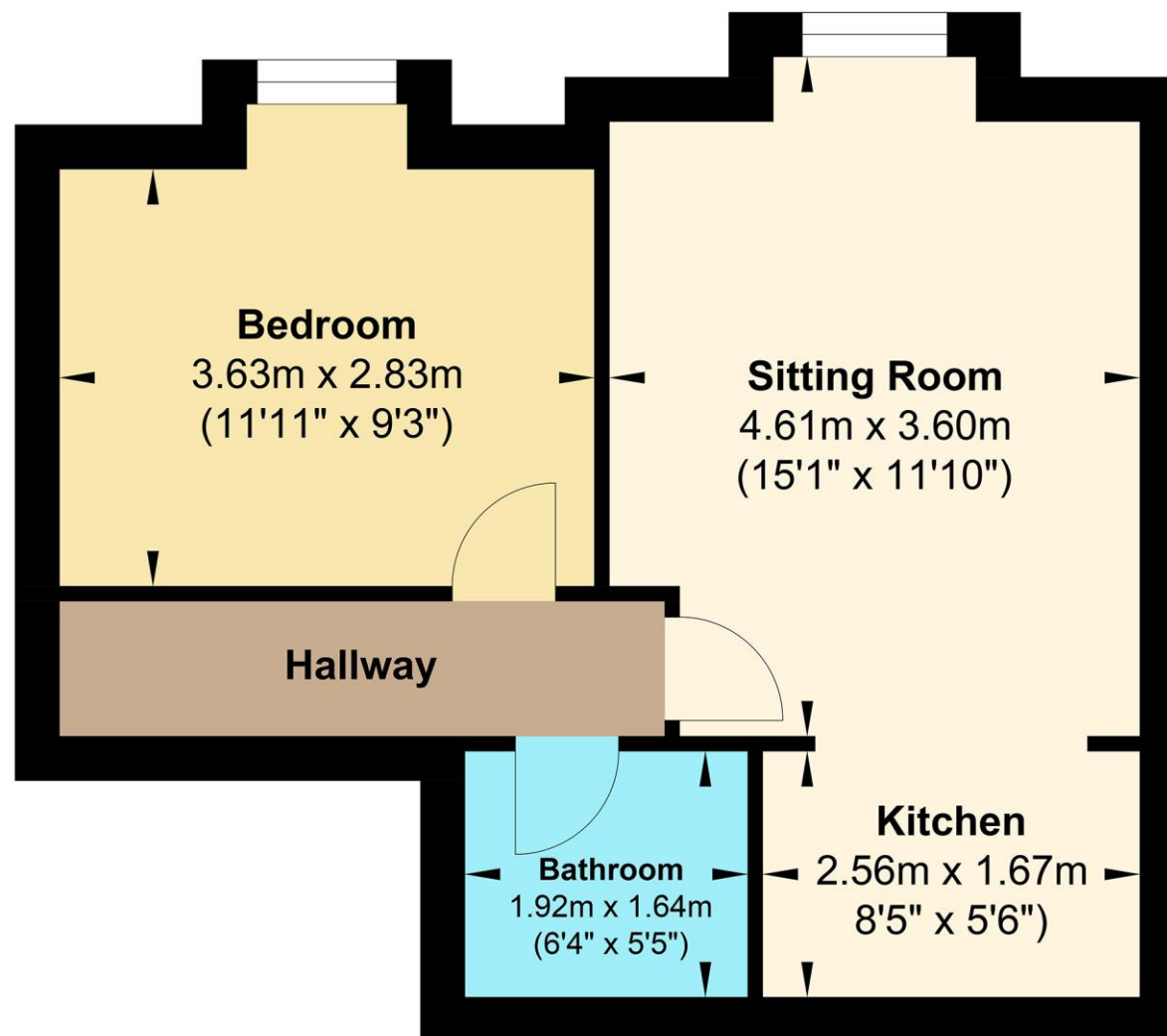
Tenure: Leasehold 106 years remaining

Ground Rent : £250 pa









**Gross Internal Floor Area : 46.0 m<sup>2</sup> ... 495 ft<sup>2</sup>**

This floor plan is for illustrative purposes and layout guidance only. It is not drawn to scale.  
Dimensions should not be used for carpet or flooring sizes and are not intended to form part of any contract.