



£166,500

Flat 1 Adams Court 35 Hawkwood Road, Bournemouth, BH5 1DS



SAXE COBURG™

Property Experts













### Property Description

Saxe Coburg are excited to offer the opportunity to secure this conveniently located ground floor two bedroom apartment which is to be sold with no onward chain. Situated within a short walk to a range of local shops, amenities and recreational facilities. This property would make the ideal first home or buy to let investment.

The accommodation comprise two bedrooms, living room, fitted kitchen and fitted bathroom. The property requires some minor modernisation however this created a fantastic opportunity for the new owners to make it their ideal first home or a fantastic investment for someone looking for an ideal investment property.

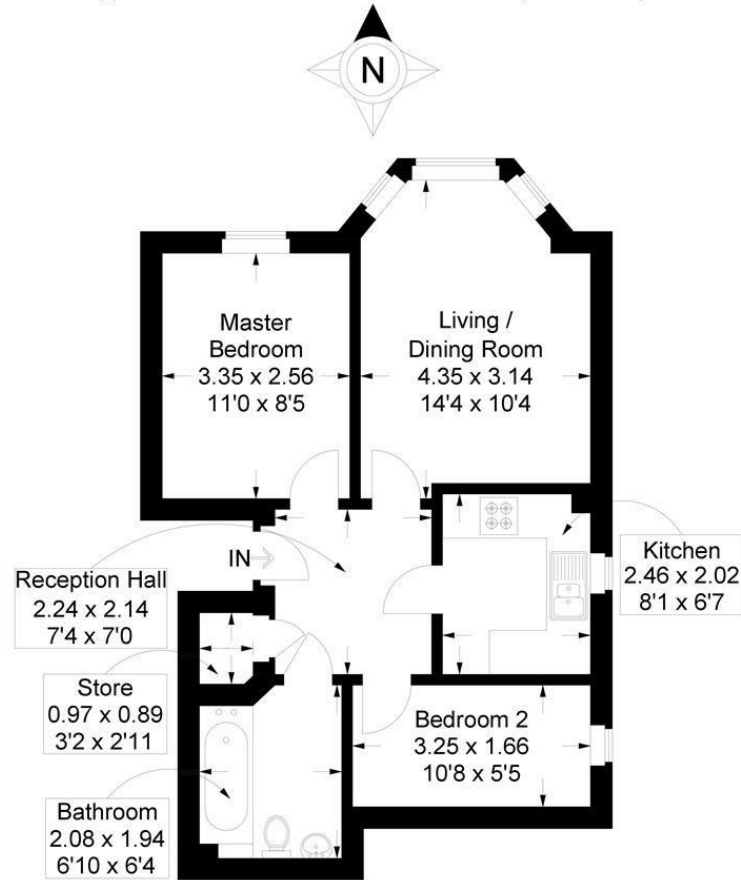
Other benefits include the fact that the property is being sold with no forward chain, an allocated parking space to the front of the property, double glazing and gas central heating. An internal viewing is considered highly advised to fully appreciate what this property has to offer and to avoid disappointment.



### FEATURES & SPECIFICATIONS

# Adams Court, Hawkwood Road, Bournemouth

Approximate Gross Internal Area = 44.1 sq m / 475 sq ft



Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

**Disclaimer:** These particulars are believed to be correct, but their accuracy is not guaranteed and they do not constitute an offer or contract. Strictly subject to contract, all measurements are approximate.

Agents Note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves to the structural integrity of the premises and condition / working order of services, plants and equipment

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>		
(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	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	





<https://www.saxecoburg.co.uk>

47 Poole Road, Westbourne, Bournemouth, Dorset, BH4 9BA

T: 01202 303066    [info@saxecoburg.co.uk](mailto:info@saxecoburg.co.uk)



SAXE COBURG™

*Property Experts*