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MOVING BEYOND EXPECTATIONS



## Flat 1, 117

Bournemouth BH8 8QB

**£245,000**

- Superbly presented ground floor flat
- Share of freehold (999 year lease)
- Two bedrooms and stylish bathroom
- Refitted dual aspect kitchen



## Description

A superbly appointed ground floor apartment with share of freehold, private entrance and southerly aspect private garden. The property is conveniently situated within walking distance of Charminster high street shops, amenities and regular bus routes, whilst only half a mile from Bournemouth train station and the A338 commuter routes to the town centre and the A31. The accommodation comprises a private entrance leading directly into the kitchen/ breakfast room refitted with a range of base and wall mounted units, breakfast bar, integrated appliances, dual aspect double glazed windows, wall mounted gas combination boiler, tiled floor, and access to the inner hallway which has bespoke gloss fronted fitted cupboards, a spacious Living room with double glazed bay window, two bedrooms with patio door from the main bedroom leading directly into the garden both served by a stunning contemporary refitted bathroom with contrasting tiled walls and flooring, wall mounted shower unit and glass screen and double glazed frosted window. Other benefits include double glazing, gas heating, plain ceilings and redecoration and the addition of a new roof to the building (approximately 3 years ago). Outside, the flat has allocated parking and an outstanding low maintenance, private southerly aspect garden with section of decking, level lawn and patios enclosed by timber fencing.

## Location

The flat is accessed from the B3063 Charminster Road approached from either the A3049 or A347 at Cemetery Junction.

## Front door

Private entrance located at the side of the house.

**Kitchen/ Breakfast room** 15' 6" x 7' 0" (4.72m x 2.13m)

## Inner hallway

**Living room** 13' 2" x 11' 11" (4.01m x 3.63m)

**Bedroom 1** 12' 2" x 10' 0" (3.71m x 3.05m)

**Bedroom 2** 11' 0" x 6' 2" (3.35m x 1.88m)

## Bathroom

## Outside

Outside, the flat has allocated parking and an outstanding low maintenance, private southerly aspect garden with section of decking, level lawn and patios enclosed by timber fencing.

## Tenure

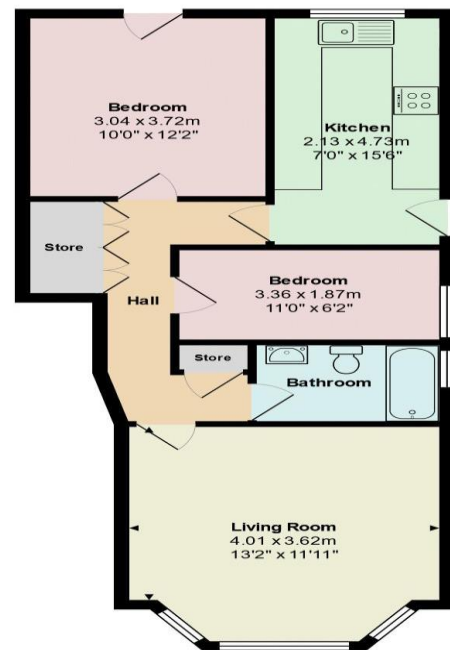
Share of Freehold with 999 year lease (from 2017) MAINTENANCE as and when necessary

## EPC

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## IMPORTANT NOTE

These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of any contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any of the services, appliances, equipment or facilities are in good working order or have been tested. Purchasers should satisfy themselves on such matters prior to purchase.



Total Area: 59.0 m<sup>2</sup> ... 635 ft<sup>2</sup>  
All measurements are approximate and for display purposes only



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