



PRIORY VIEW ROAD

REDBREAST ROAD

Priory View Road, Moordown, Bournemouth BH9 3JH  
£190,000

MOLLARO  
DORSET & NEW FOREST ESTATE AGENTS









## A Spacious Ground Floor Apartment with Private Entrance, Private Garden, Driveway Off Road Parking and Share of Freehold

This delightful ground floor flat really does have it all!

Set in the popular suburb of Moordown, with its easy access to shops, facilities and transport links, this spacious property is ready to welcome new owners to enjoy all that it has to offer. The generously sized lounge/dining room is a perfect space to relax or entertain and has plenty of space for sizeable sofas and other furniture. The room benefits from a dual aspect, with the feature curved bay window to the front aspect providing an ideal space to accommodate a dining table. There is also a door leading out to the private courtyard garden, which is fully enclosed and easily maintained, offering a secluded spot to enjoy a morning coffee or an evening glass of wine and a barbecue. It also features a double outdoor electrical socket and a handy gate to the private driveway, providing a useful rear entrance when parking.

The kitchen has been recently updated, including the gas combi boiler, and includes a built in oven and hob as well as appliance spaces for a freestanding fridge/freezer and undercounter washing machine. From the entrance hall, a door leads through to a good-sized double bedroom, benefitting from an array of built in storage, and also having a feature curved bay window. The modern bathroom is en suite to the bedroom and includes a toilet, basin and bath with shower over.

The property additionally benefits from a share of freehold and low running costs, with maintenance of the building being shared with the first floor flat on an 'as and when' basis. The flat is offered for sale with no forward chain, making it an ideal first time buy or buy to let.

## KEY FEATURES

- Sought-After Location
- Spacious One Bedroom Ground Floor Flat
  - Private Entrance
  - Private Courtyard Garden
- Driveway Off Road Parking
- Generously Sized Lounge/Dining Room & Separate Kitchen
  - Gas Central Heating from Combi Boiler
- Short Walk to Shops, Cafes & Facilities in Moordown
  - Ideal First Time Buy or Buy to Let
  - No Forward Chain







## ADDITIONAL INFORMATION

Tenure: Share of Freehold

Ground Rent: Nil

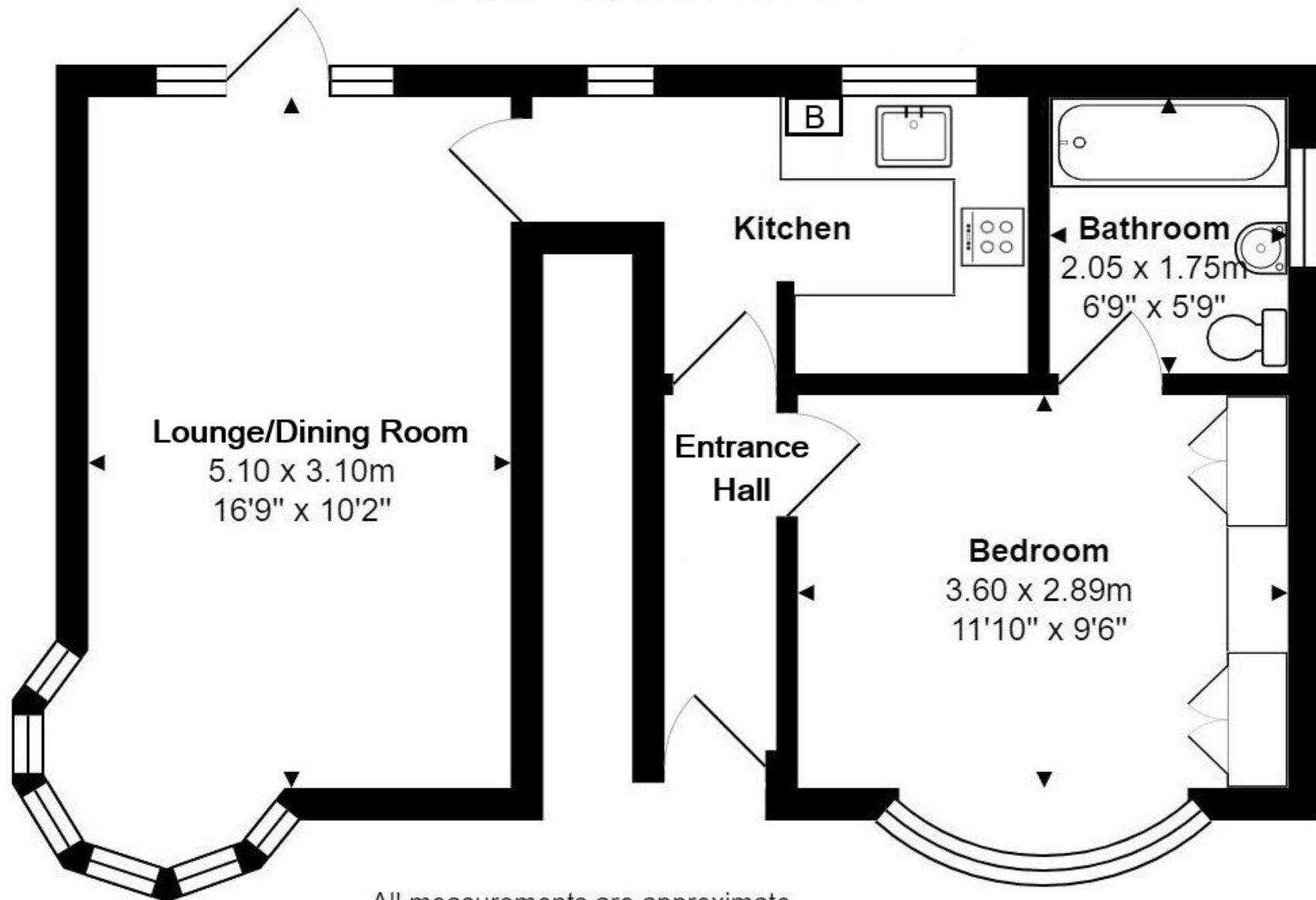
Maintenance: On a 50/50 As and When Basis, Shared with the First Floor Flat

Council Tax: Band B - BCP Council

# FLOORPLAN

## Ground Floor

Total Area: 41.8 m<sup>2</sup> / 450 ft<sup>2</sup>



All measurements are approximate  
and for display purposes only









## Viewing by Appointment Through the Vendor's Sole Agent

Mollaro Ltd ▪ Briggs House ▪ 26 Commercial Road ▪ Ashley Cross ▪ Poole ▪ BH14 0JR  
01202 80 50 90 ▪ [hello@mollaro.com](mailto:hello@mollaro.com)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	53	71
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Registered in England & Wales Company No. 14891790. PLEASE NOTE: Measurements quoted are approximate and for guidance only. Fixtures and fittings, services and appliances have not been tested and therefore no guarantee can be given that they are in working order. Images have been produced for information and it cannot be inferred that any items shown is included with the property. These particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute an offer or form part of a contract. Solicitors are specifically requested to verify the sales particulars details in the pre contract enquiries in particular price, local and other services.