



8 Craigmore Gardens

72 Lansdowne Road, Bournemouth, BH1 1PS

HARDWICK
ESTATE AGENTS

A bright and spacious 1 bedroom top floor flat with a south facing balcony and garage situated close to Bournemouth town centre and beach.

- Beautifully presented
- 1 double bedroom with fitted wardrobes
- Modern kitchen with fitted appliances
- South facing balcony
- Gas fired central heating
- Modern bathroom
- Garage in block
- Double glazed
- 1 mile to the cliff top and beaches
- ½ mile to Bournemouth train station
- 1 mile to Bournemouth town centre

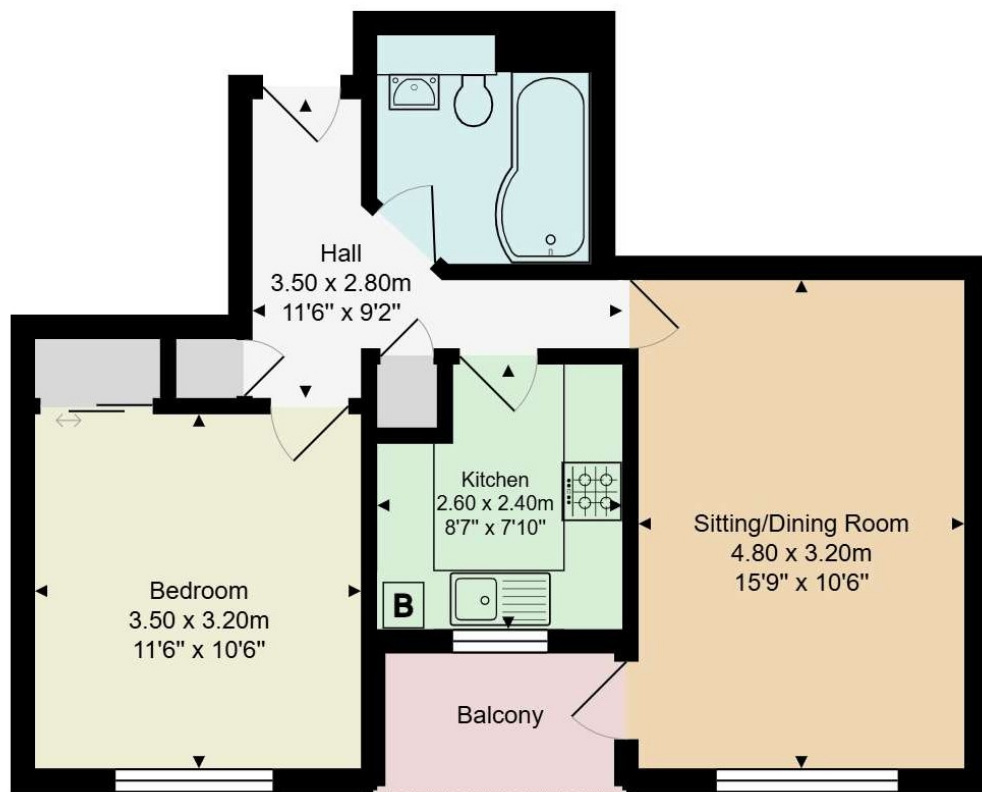
ASKING PRICE:

£200,000 (leasehold)

EPC RATING:

Band - C





All measurements are approximate and for display purposes only.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

LOCATION

The property is situated in a desirable location, in the Dean Park area of Bournemouth lying within easy reach of Bournemouth town centre, beaches and train station as well as the shops, restaurants and amenities in Charminster.

THE PROPERTY

The property is a particularly well presented, purpose built top floor flat. With southerly facing windows and balcony it enjoys a light and airy feel.

Accessed via a communal front door and hall with a security entry system stairs lead to the second floor.

Inside the flat is an entrance hallway with two fitted storage cupboards. The sitting room has a large window to the rear aspect and access out to the covered southerly facing balcony which enjoys a pleasant treetop view.

The modern kitchen offers a good range of matching base and eye level units, a concealed gas fired boiler and a range of fitted appliances including an electric oven with a 5 ring gas hob and canopy over plus washing machine, slim line dishwasher and fridge freezer with matching fascia units.

The double bedroom also has a southerly facing window and fitted wardrobes with sliding doors.

The bathroom has a contemporary three piece suite with a built in vanity unit with inset wash basin, WC and a bath with shower and shower screen over.

OUTSIDE

The property is set within well maintained communal grounds, to the front there is visitors parking and behind is the garaging where there is a single garage.

ADDITIONAL INFORMATION

Council Tax – C

Lease – 189 years from 25/12/1988 – 152 remaining

Service Charge - £2,076 PA – including water, building insurance and sinking fund contribution.

Ground rent – peppercorn

No pets or holiday lets permitted



Hardwick Estate Agents would like to point out that all measurements and indications of plot size set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in full for efficient working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.

For more information or to arrange a viewing please contact us;

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