

Local expertise with powerful national marketing

EDWARDS
ESTATE AGENTS

FRAMPTON ROAD

BOURNEMOUTH, BH9 1FG



GUIDE PRICE £160,000

NO FORWARD CHAIN - This **ONE BEDROOM GROUND FLOOR APARTMENT** is **CONVENIENTLY LOCATED** and **WELL PRESENTED THROUGHOUT**. With its own **PRIVATE ENTRANCE**, the property offers **SPACIOUS OPEN PLAN LIVING** and **BATHROOM** as well as **SEPARATE CLOAKROOM**.

This ground floor apartment is conveniently located within easy reach of local amenities. Presented in very good order throughout, the property enjoys its own private entrance to an enclosed hallway with cloakroom and access to the spacious, open plan living/dining/kitchen - a well proportioned space with feature bay window to the front elevation and a modern fitted kitchen set to the rear including oven, hob, extractor and fridge/freezer. Laid throughout with hard flooring and exposed feature brickwork, there is ample floorspace to arrange both lounge and dining furniture.

The bedroom is a good size double with built-in wardrobes/storage and an inner hallway has further storage and access to a modern bathroom.

Agents Note:

Lease years 125

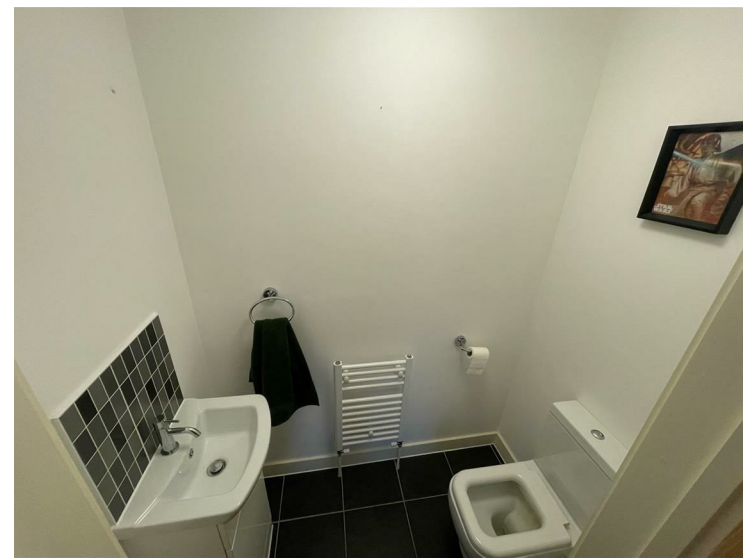
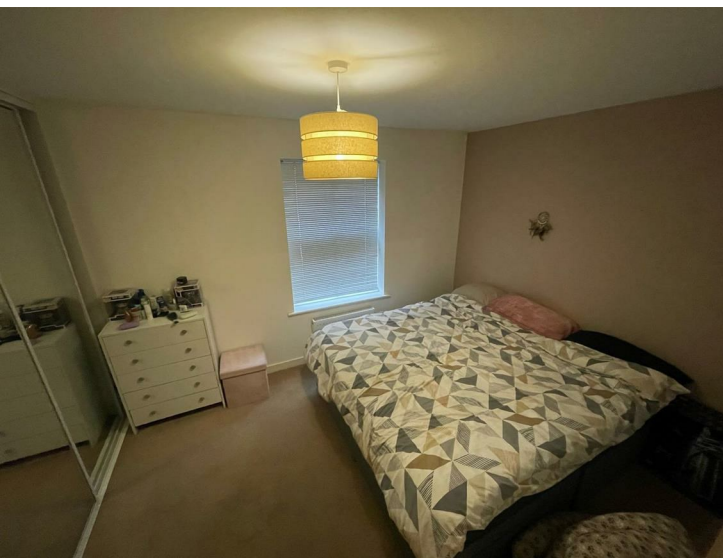
Lease years remaining 112

£250.00 Ground Rent pa - to be reviewed 2037

Service Charge £1,706.74

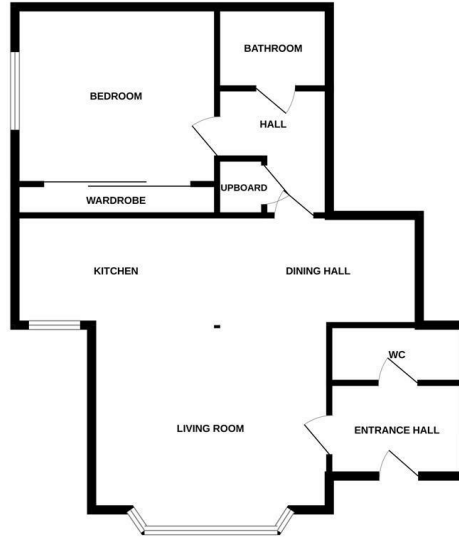
EPC: C

Council Tax Band: B



Local expertise with powerful national marketing

GROUND FLOOR
731 sq.ft. (67.9 sq.m.) approx.



TOTAL FLOOR AREA: 731 sq.ft. (67.9 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, walls, stairs and any other items are approximate and are intended to assist for any prospective purchaser. The plan is for illustrative purposes only and should not be used as a basis for any purchase. The services, systems and appliances shown have not been tested and no guarantee is made as to their condition or performance. Made with Metropix (2024)

Ferndown Office

404 Ringwood Road, Ferndown, Dorset, BH22 9AU • www.edwardstates.com
01202 855595

EDWARDS
ESTATE AGENTS

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that the above measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/ fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyancer or by referring to the home information pack for this property. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.