

for sale

offers in excess of **£190,000** Leasehold



Rutland Manor Poole Road Branksome Poole BH12 1AB

An exciting opportunity. This fantastic two bedroom apartment located on the outskirts of Bournemouth is available for an excellent price, offering endless opportunity for upgrading and the addition of value. Please call to view.



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Property Details

Accommodation

Entrance Hall

Lounge / Diner 15' 9" max x 11' 9" max (4.80m max x 3.58m max)

Bay window overlooking communal gardens. Storage heater

Kitchen 11' 4" x 8' 3" (3.45m x 2.51m)

Fitted kitchen with a range of wall and base units incorporating a stainless steel sink drainer with worksurfaces over. Laminate flooring. Cupboard housing electric mains and storage

Bedroom One 11' 5" x 10' 5" (3.48m x 3.17m)

Fitted wardrobe. Wall heater

Bedroom Two 10' 4" x 11' 3" (3.15m x 3.43m)

Window overlooking garden at rear. Heater.

Bathroom

Suite comprising panel enclosed bath, WC and sink with storage under. Tiled walls and flooring. Airing cupboard housing water cylinder

Outside

Communal Garden

South facing which makes it perfect for summer evenings.





To view this property please contact Connells on

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E winton@connells.co.uk

689 Wimborne Road
BOURNEMOUTH BH9 2AT

Tenure: Leasehold

EPC Rating: D

Property Ref: WIN306772 - 0008

This is a Leasehold property with details as follows; Term of Lease 99 years from 30 Jun 2008. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as leasehold fees.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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