



Connells

Frederica Road  
Bournemouth



### Property Description

Connells Estate Agents, Winton are pleased to bring to the market his well-presented two double bedroom first floor flat which has the benefit of its own rear garden to the left hand side. Being located within a short walk of Bournemouth University Campus as well as the local conveniences of Winton High Street. This flat would make an ideal buy to let investment or first time buy. The character flat is accessed via a shared porch. The first floor accommodation spreads over the whole first floor of this converted house with character features such as high ceilings throughout. To the rear the garden area is fully enclosed, although the garden for the ground floor flat is located on the right hand side and the garden for the first floor flat is on the left hand side.

### Lounge

14' 4" x 12' (4.37m x 3.66m)  
Double glazed bay window to front, electric fireplace and radiator.

### Kitchen

12' 11" x 9' (3.94m x 2.74m)  
Fitted kitchen with a range of wall units incorporating a sink drainer with worksurfaces over, electric oven with electric oven and extractor fan, breakfast bar, radiator, boiler, double glazed window to rear.

### Bedroom One

12' 11" x 10' 5" (3.94m x 3.17m)  
Double glazed window to rear and radiator.

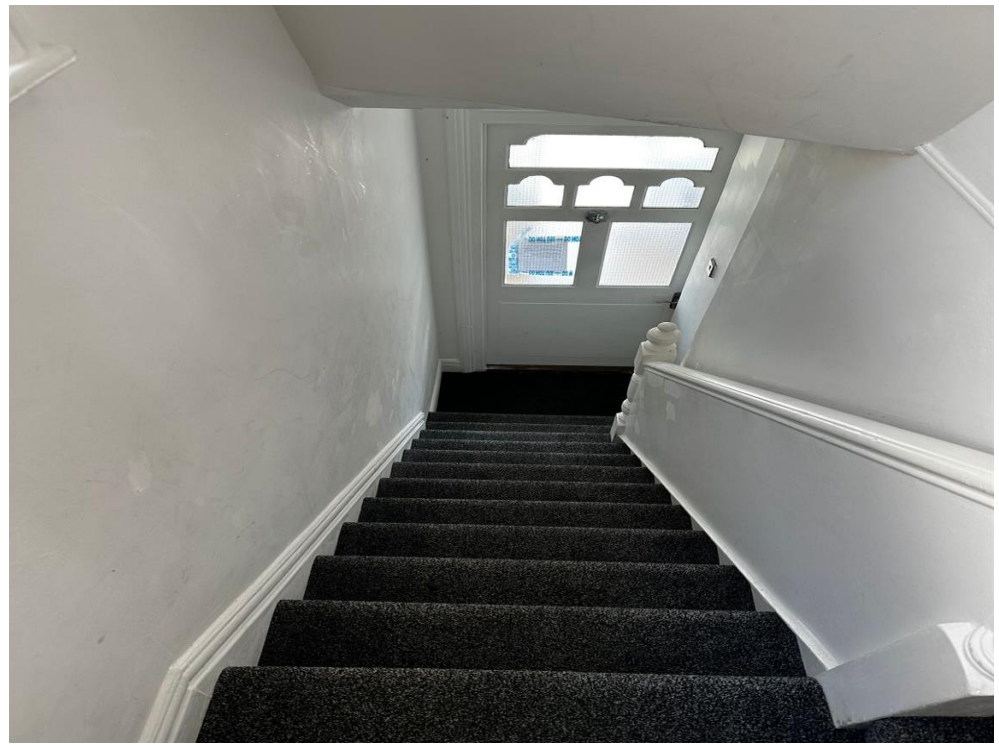
### Bedroom Two

9' 10" x 7' 5" (3.00m x 2.26m)  
Double glazed window to front, radiator and built in wardrobe.

### Bathroom

Suite comprising panel enclosed bath with mixer taps and shower over, wash hand basin, and WC.







To view this property please contact Connells on

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**EPC Rating: D**

**view this property online [connells.co.uk/Property/WIN306939](https://connells.co.uk/Property/WIN306939)**

This is a Leasehold property with details as follows; Term of Lease 57 years from 19 May 2024. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

Tenure: Leasehold



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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