



**Connells**

Dunbar Road  
BOURNEMOUTH



## Property Description

Discover this beautifully modernised 2-bedroom top floor flat, offering a perfect blend of style and comfort. Located in a well-maintained building, this charming home boasts contemporary finishes throughout, creating a bright and inviting atmosphere.

The flat features a spacious living area, thoughtfully designed to maximize both comfort and functionality, with large windows that flood the space with natural light. The sleek, modern kitchen is equipped with high-end appliances and ample storage, making it a joy to cook and entertain in.

Both bedrooms are generously sized, providing peaceful retreats with plenty of storage space. The modern bathroom has been tastefully updated, offering a serene environment to unwind.

Additionally, the property benefits from off-road parking, providing convenience and peace of mind. Situated in a desirable location close to local amenities and transport links, this flat is a rare find and perfect for those seeking a stylish, low-maintenance home.

## Entrance Hall

9' 8" x 7' 9" ( 2.95m x 2.36m )

## Sitting Room

16' 8" x 15' ( 5.08m x 4.57m )

Window overlooking garden. Feature fireplace with tiled hearth. Radiator.

## Kitchen

Gas hob, electric oven. Boiler.

## Utility

6' 2" x 2' 7" ( 1.88m x 0.79m )

Space and plumbing for washing machine. Tiled flooring.

## Landing

10' 2" x 6' ( 3.10m x 1.83m )

Loft via loft hatch.

## Bedroom 1

16' 3" x 11' 3" ( 4.95m x 3.43m )

Window to front aspect. built in wardrobes with LED lights.

## Bedroom 2

13' 6" x 7' 9" ( 4.11m x 2.36m )

Window to rear aspect.

## Bathroom

9' 8" x 5' 1" ( 2.95m x 1.55m )

Bath with shower over. Wash hand basin. Low level WC.

## Agents Notes

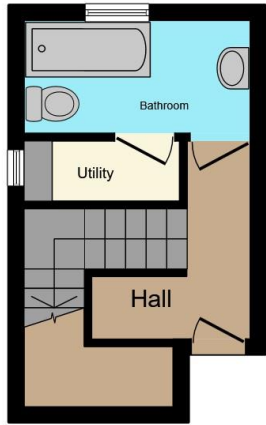
Lease:189 years from December 1985

Service Charge: TBC

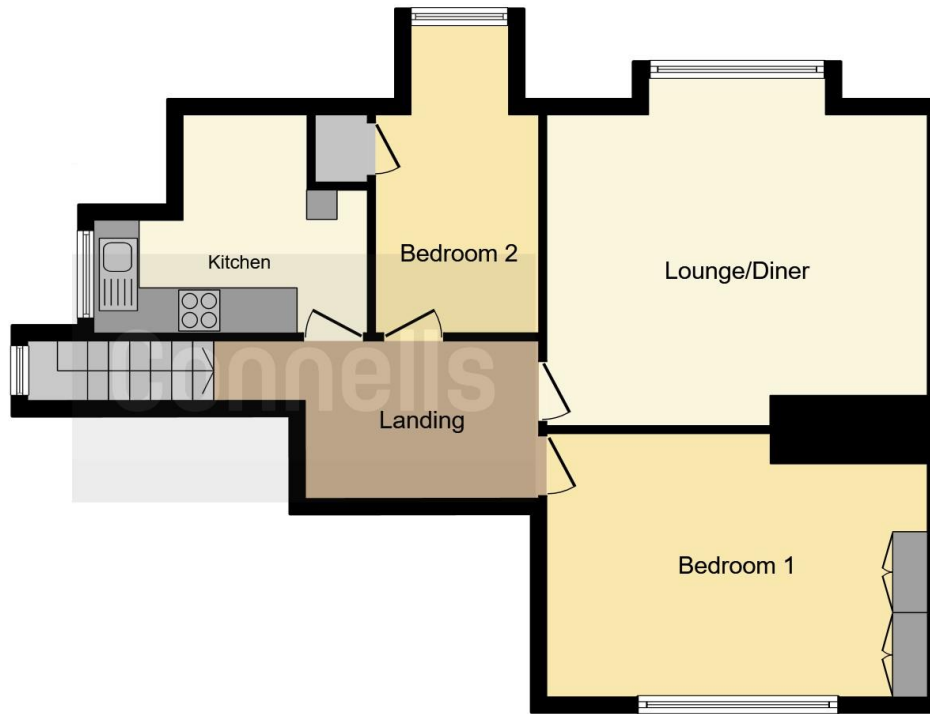
Ground Rent: TBC

Council Tax - Band C - BCP Council





**Ground Floor**



**First Floor**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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**EPC Rating: D**

**view this property online [connells.co.uk/Property/WIN306923](http://connells.co.uk/Property/WIN306923)**

This is a Leasehold property with details as follows; Term of Lease 189 years from 06 Dec 1985. 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.