

for sale

£210,000 Leasehold



Mallard Road Bournemouth BH8 9ST

This LARGE TWO DOUBLE BEDROOM, TOP FLOOR FLAT is not to be MISSED! The property has a long lease and very low charges and benefits from a simple layout and COMMUNAL REAR GARDEN! Call Connells to view!



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Property Details

Agents Notes:

Lease: 125 years from July 2018

Service Charge:

Ground Rent:

Council Tax:

Entrance Hall

Elec meter, access to all rooms, fully carpetted

Cloakroom

WC

Study 4' 6" x 6' 6" (1.37m x 1.98m)

carpetted, is a storage cupboard

Lounge 11' 8" x 14' 5" (3.56m x 4.39m)

side aspect and front aspect double glazing, fully carpetted.
radiator below front aspect window

Kitchen 9' 1" x 14' 8" (2.77m x 4.47m)

combination boiler mounted to the wall. combination of wall and base units, hard laminate flooring, free standing appliances, front aspect double glazed window large pantry, gas meter in a seperate cupboard

Bedroom 1 8' 8" x 13' 4" (2.64m x 4.06m)

Front aspect double glazing, radiator below, fully carpetted.

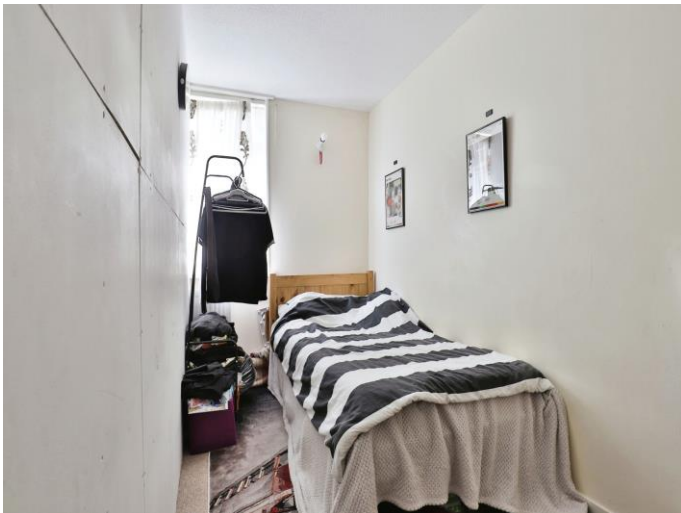
Bedroom 2 11' 7" x 13' 4" (3.53m x 4.06m)

Front aspect double glazing, radiator below, partition wall to split the room which is unplastered,

Bathroom

Electric shower over bath, vinyl floorin, hand wash basin, tiled walls around the bath, radiator on entrance wall





To view this property please contact Connells on

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689 Wimborne Road
BOURNEMOUTH BH9 2AT

Tenure: Leasehold

EPC Rating: D

Property Ref: WIN307141 - 0002

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for these such as Leasehold costs.

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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