

for sale

guide price **£210,000** Leasehold



Carlton Mount Cranborne Road Bournemouth BH2 5BR

Welcome to Carlton Mount, Bournemouth. This Maisonette, part of a large building in central Bournemouth is offered with two double bedrooms, no onward chain, off road parking, a large lounge dining area downstairs, and its own private garden within a 5 minute walk to Bournemouth beaches

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Property Details

Entrance Porch

Lounge 14' 3" x 11' 11" (4.34m x 3.63m)

Sliding doors onto the patio space, electric storage heater on the wall, open plan to the dining area

Dining Room 14' 5" x 15' 3" (4.39m x 4.65m)

Hard laminate flooring, skylight above the dining table, storage heater on the wall

Kitchen 6' 6" x 11' (1.98m x 3.35m)

induction hob and electric oven, hard laminate flooring, stainless steel sink, side aspect double glazed window, combination of wall and base units

Landing

Large airing cupboard space

Bedroom 1 11' 5" x 11' 10" (3.48m x 3.61m)

Two side aspect double glazed windows, electric storage heater, fully carpeted

Bedroom 2 8' 7" x 10' (2.62m x 3.05m)

rear aspect double glazing, fully carpeted

Bathroom

Tiled floor to Ceiling, Walk in shower, Electric shower, hand wash basin and WC, electric heater behind the door

Lease Information

The vendor informs us that the property has a 999 year lease which commenced in 25 December 2015.





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: WIN307115 - 0005

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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