

LEASEHOLD



Flat - Purpose Built

# FLAT 3, MAGNOLIA HOUSE REDHILL DRIVE, BOURNEMOUTH, BH10 6AD

Asking Price

£192,000

## FEATURES

- GFF
- SOUTH FACING BALCONY
- UPVC WINDOWS
- PARKING on a first come basis
- STUNNING GARDENS
- NO ONWARD CHAIN
- PETS PERMITTED
- 900+ YEAR LEASE



# 2 Bedroom Flat - Purpose Built located in Bournemouth

## HALL

A communal entrance foyer has another door to the rear accessing a footpath leading to the private entrance to the flat. On entering flat via a glazed Upvc front door you have further doors leading to all primary rooms, storage cupboard housing the hot water cylinder, smooth ceiling and smooth plastered walls.

## KITCHEN

6'6" x 9'2"

A well appointed kitchen with a good selection of wall and floor mounted units in a gloss white with stone affect worktops, tiled splash back, induction hob, electric fan oven, extractor fan, spaces for a selection of white goods, tiled affect flooring, Upvc window to rear aspect.

## LOUNGE

16'0" x 11'9"

A truly spacious lounge /diner flooded with light from the wonderful southerly aspect, Upvc window and door offering direct access onto the balcony, smooth plastered walls and ceiling with coving, carpeted flooring.

## BEDROOM 1

14'1" x 12'1"

A superb size master bedroom with textured ceiling, carpet flooring, fitted wardrobes, Upvc window to the front southerly aspect.

## BEDROOM 2

7'10" x 9'2"

A generous second bedroom with textured ceiling, smooth plastered walls, carpet flooring, Upvc window to rear aspect and ample room for bedroom furniture.

## BATHROOM

6'2" x 5'10"

Modern bathroom with a Low level WC, hand basin, bath with shower attachment and glass shower screen, tiled splashback, heated towel rail, tile effect flooring, Upvc window to rear aspect.

## OUTSIDE SPACE

There are beautiful communal gardens to the rear of the property and numerous parking bays at the front, easy access to Redhill Drive for public transport links and wonderful country side walks on Redhill Common.







SIMPSONS ESTATE AGENTS | 85 CASTLE LANE WEST, BOURNEMOUTH, BH9 3LH





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Call us on

01202 532556

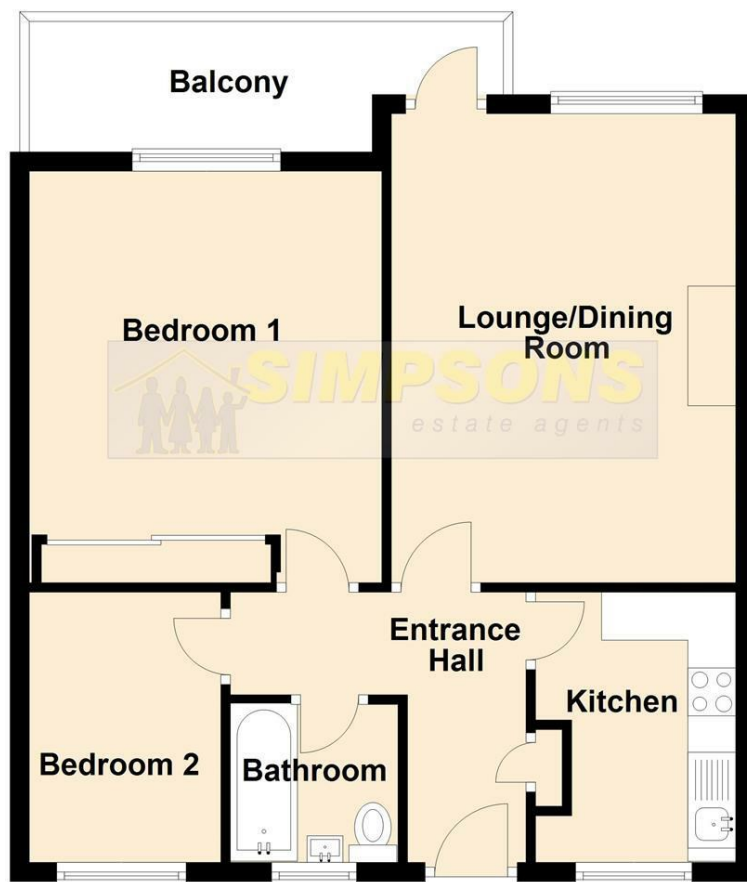
[sales@simpsonsestateagents.com](mailto:sales@simpsonsestateagents.com)

[www.simpsonsestateagents.com](http://www.simpsonsestateagents.com)

Council Tax Band

**B**

### Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>78</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>57</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

