



Commercial Road, Bournemouth BH2 5AT

welcome to

Commercial Road, Bournemouth

THIS BEAUTIFUL SEVENTH FLOOR FLAT, situated in the TOWN CENTRE open plan LIVING AREA. There is an en-suite to master bedroom plus a walkthrough wardrobe area, family bathroom, plus a secure ALLOCATED PARKING SPACE.





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

This stunning flat is on the seventh floor of this town centre building. Open plan living area with modern kitchen. There are two double bedrooms, one with a modern en-suite and wardrobe area and the other with access to the family bathroom off the good size hallway and a secure allocated parking space comes with the flat as well.

This property is currently under shared ownership with 25% ownership by the seller. The property is offered to market at 100% in conjunction with Heylo Housing Association. The advertised price is for the 100% leasehold ownership. Your conveyancer will advise with regard to the timescales involved and you should satisfy yourself in regard to lending ability before proceeding

Entrance Hall

Lounge/kitchen

14' 8" x 18' 2" (4.47m x 5.54m)

Bedroom One

16' 8" x 9' 4" (5.08m x 2.84m)

Ensuite

Bedroom Two

10' 5" x 9' 4" (3.17m x 2.84m)

Bathroom

Agents Note

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- AVAILABLE TO PURCHASE AT 100% or 25% SHARE
- Secure Allocated Parking
- Ensuite Shower Room
- Two Double Bedrooms
- Open Plan Living / Kitchen

Tenure: Leasehold EPC Rating: B

£210,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/WTN108098

This is a Leasehold property with details as follows; Term of Lease 999 years from 12 Feb 2008. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:
WTN108098 - 0008


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