



Castle Road, Bournemouth BH9 1PJ

welcome to

Castle Road, Bournemouth

Fox & Sons present a beautiful two bedroom first floor flat in the heart of Winton on the ever popular Castle Road. This property benefits from, off road parking, as and when service charge, a long length lease & share of freehold status!



This property is a well presented two double bedroom flat with bathroom and kitchen. Upon entry through the side aspect of the property, you are met with a well-lit hallway, adjacent is the modern kitchen, with ample work space. Moving through the flat you then gain entry to the bathroom, with heated towel rail, sink & WC.

Further through the property you then have the lounge & dining room, with bay window. The double bedrooms then precede the living areas with bedroom one complimented with a hand wash basin.

Share of freehold status, long lease, no ground rent, as and when service charge, allocated parking and a small courtyard compliment this flat! Perfect for a first time buyer or buy to let opportunity.

Lounge

14' 2" x 11' 2" (4.32m x 3.40m)

Kitchen

11' 2" x 10' (3.40m x 3.05m)

Bedroom One

11' 9" x 11' 1" (3.58m x 3.38m)

Bedroom Two

11' 1" x 10' (3.38m x 3.05m)

Bathroom



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.

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- Two bedroom first floor flat
- Long length lease
- Off road allocated parking & Garage
- Private entrance
- Share of freehold

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 125 years from 24 Jun 2015. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£190,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/WTN109363



Property Ref:
WTN109363 - 0005

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.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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