



First Floor Flat Stewart Road, Bournemouth BH8 8NU

welcome to

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Fox & Sons are proud to newly market this top floor two double bedroom top floor flat in the heart of Charminster. This flat is sold with a share of freehold, rear garden, access to communal storage areas at the rear of the property and an allocated car park space.



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The property comprises of two well proportioned and well sized double bedrooms, a large reception room with bay window over looking Stewart road, family bathroom with shower over bath facilities, hand wash basin & heated towel rail. The kitchen comprises of gas hobs, oven, combination boiler and overlooking the side aspect of the property.

This property is offered with peppercorn service charge, and no ground rent payable due to its SHARE OF FREEHOLD STATUS. UPVC double glazing, gas combination boiler.

Lounge

14' 8" x 11' 1" (4.47m x 3.38m)

Kitchen

7' 9" x 5' 7" (2.36m x 1.70m)

Bedroom One

13' 1" x 11' 7" (3.99m x 3.53m)

Bedroom Two

11' 6" x 11' (3.51m x 3.35m)

Bathroom



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First Floor Flat Stewart Road, Bournemouth

- First floor two double bedroom flat
- Share of freehold
- Allocated car park space
- Rear private garden
- Storage in the communal areas with access to one of the sheds

Tenure: Leasehold EPC Rating: E

This is a Leasehold property with details as follows; Term of Lease 99 years from 25 Mar 1978. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£240,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
WTN109433 - 0004

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



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