



**Moorland Road, Bournemouth BH1 3ST**



**welcome to**

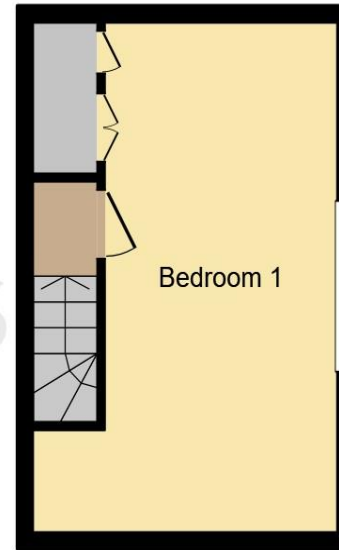
**Moorland Road, Bournemouth**

\*\*\*£240,000-£245,000 GUIDE PRICE\*\*\*A delightful 3-bedroom maisonette arranged over two floors, offering a spacious and comfortable living space. The property features a private entrance, balcony, off-road parking, Benefiting from a 999-year lease and a peppercorn ground rent





**Ground Floor**



**First Floor**

**Second Floor**

## Entrance Hall

## First Floor Landing

## Lounge

15' 4" into bay x 10' ( 4.67m into bay x 3.05m )

## Kitchen

12' 9" into bay x 7' 8" ( 3.89m into bay x 2.34m )

## Balcony

## Bedroom Two

12' into bay x 11' 9" ( 3.66m into bay x 3.58m )

## Bedroom Three

9' 10" into bay x 6' ( 3.00m into bay x 1.83m )

## Second Floor Landing

## Bedroom One

19' 5" x 12' 6" max ( 5.92m x 3.81m max )

Total floor area 78.7 sq.m. (848 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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## Moorland Road, Bournemouth

- Quiet Location
- Bright and Airy
- Sunny Balcony
- Plenty of Storage Space
- No Service Charges
- Brand New Boiler (10 year Warranty from March 2025)

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 999 years from 22 Dec 1972. 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

**view this property online** [fox-and-sons.co.uk/Property/WTN110054](https://fox-and-sons.co.uk/Property/WTN110054)



Property Ref:  
WTN110054 - 0007

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