



Aylesbury Road, Bournemouth BH1 4HF

fox & sons

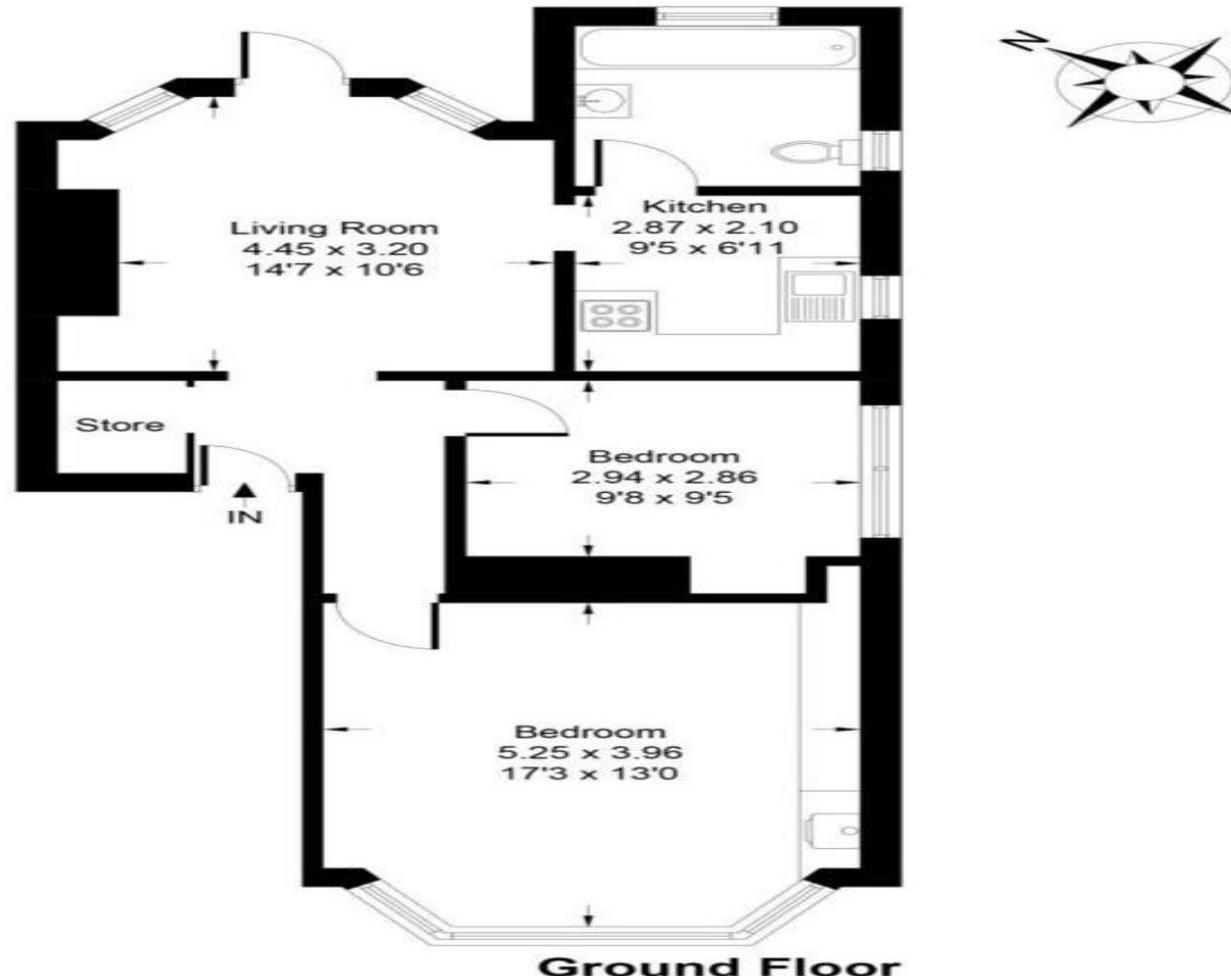
welcome to

Aylesbury Road, Bournemouth

Spacious two-bedroom ground floor apartment with private entrance and rear garden, offered with no forward chain. Features high ceilings, bay windows, modern kitchen and bathroom. Close to shops, amenities and transport links.



Approximate Gross Internal Area = 65.09 sq m / 701 sq ft



Entrance Hall

Lounge/Diner

17' 1" Max x 11' 11" (5.21m Max x 3.63m)

Kitchen

9' 9" Max x 6' 5" (2.97m Max x 1.96m)

Bedroom 1

16' 8" Max x 12' 6" (5.08m Max x 3.81m)

Bedroom 2

9' 8" Max x 8' 11" (2.95m Max x 2.72m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

welcome to

Aylesbury Road, Bournemouth

- IMPRESSIVELY SPACIOUS GROUND FLOOR APARTMENT
- PRIVATE GARDEN
- NO FORWARD CHAIN
- NEW LEASE UPON COMPLETION
- PRIVATE ENTRANCE

Tenure: Leasehold EPC Rating: D

Council Tax Band: C Service Charge: 390.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 1987. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£190,000



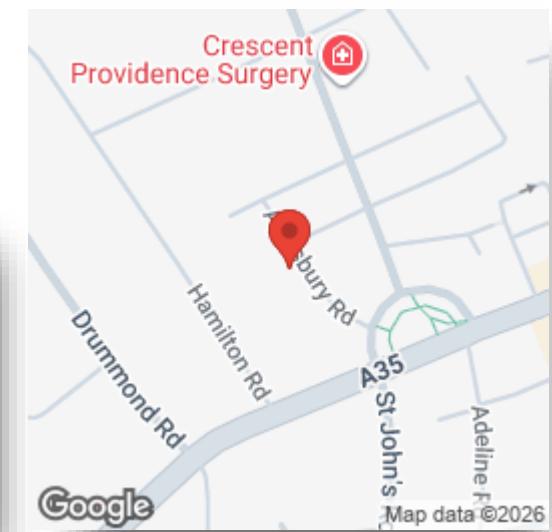
view this property online fox-and-sons.co.uk/Property/WTN110504

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:
WTN110504 - 0006

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.



Please note the marker reflects the postcode not the actual property



01202 512606



Winton@fox-and-sons.co.uk



367 Wimborne Road, BOURNEMOUTH, Dorset, BH9 2AQ



fox-and-sons.co.uk