



Holdenhurst Road, Bournemouth BH8 9AL

welcome to

Holdenhurst Road, Bournemouth

TWO DOUBLE bedroom first floor flat available in Springbourne. This bright and spacious property benefits from a modern FITTED KITCHEN, a bright and airy living area and a family bathroom with shower over bath. Furthermore, the property comes with allocated off road parking, GCH and DOUBLE GLAZING





Entrance Hall

Lounge Kitchen Diner

13' 8" max x 10' 10" (4.17m max x 3.30m)

Bedroom One

13' 10" x 9' 7" (4.22m x 2.92m)

Bedroom Two

11' 2" max x 9' 10" (3.40m max x 3.00m)

Bathroom

Total floor area 48.7 sq.m. (524 sq.ft.) approx

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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Holdenhurst Road, Bournemouth

- First Floor Two Double Bedrooms Apartment
- Allocated Parking
- Well Presented Throughout
- 125 Year Lease from April 2006
- Situated In The Ever Popular Area Of Springbourne

Tenure: Leasehold EPC Rating: B

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Apr 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£200,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/WTN109893



Property Ref:
WTN109893 - 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.

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