



**Q** Quinn & Co  
ESTATE AND LETTING AGENTS

**Charminster Road, Bournemouth**

- TWO DOUBLE BEDROOMS
- USEFUL LOFT SPACE
- FREEHOLD TITLE
- CLOSE TO SHOPS, RESTAURANTS AND TOWN CENTRE

**£200,000**

EPC Rating 'TBC'



204a Charminster Road, Bournemouth, BH8 9RL



## Property Description

Two double bedroom first floor flat with benefits to include, useful loft space, gas central heating and freehold title. Sold with no forward chain or with tenants in situ paying £1200 per calendar month.

EPC rating - D.

Council tax - B.

Maintenance - as and when basis.

Ground rent - n/a freehold title.

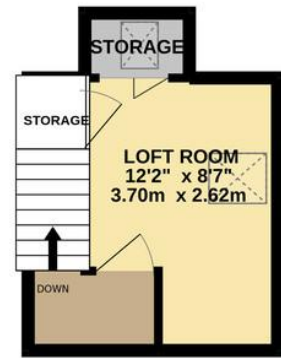




GROUND FLOOR  
817 sq. ft. (75.7 sq. m.) approx.

1ST FLOOR  
717 sq. ft. (66.2 sq. m.) approx.

2ND FLOOR  
148 sq. ft. (13.7 sq. m.) approx.



TOTAL FLOOR AREA : 914 sq. ft. (84.9 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2022

413-415 Charminster  
Road  
Bournemouth  
Dorset  
BH8 9QT

[www.quinnandco.co.uk](http://www.quinnandco.co.uk)  
[sales@quinnandco.co.uk](mailto:sales@quinnandco.co.uk)  
01202 512299

Consumer Protection from Unfair Trading Regulations 2008.  
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.