



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

**Capstone Road, Bournemouth**

- Very spacious ground floor flat
- Two large double bedrooms
- High ceilings
- Kitchen/diner with direct access to rear garden

**Guide Price £265,000**  
EPC Rating 'D'





212 Capstone Road, Bournemouth, BH8 8RX



## Property Description

Very spacious two double bedroom ground floor garden flat, located in the popular location of Charminster, Bournemouth.

The accommodation comprises, private entrance leading to a spacious entrance hall, lounge with a large bay window, bathroom with adjoining utility area and storage cupboard, kitchen/diner with a range of fitted appliances, ample for space for a dining table and patio doors lead to the private rear garden.

Benefits include, parking for one car, front garden, lease term of 125 years and option to purchase freehold/share of freehold.

Ground rent - £100.

Maintenance - as and when basis.

Agents note - The flat is currently undergoing some redecoration.

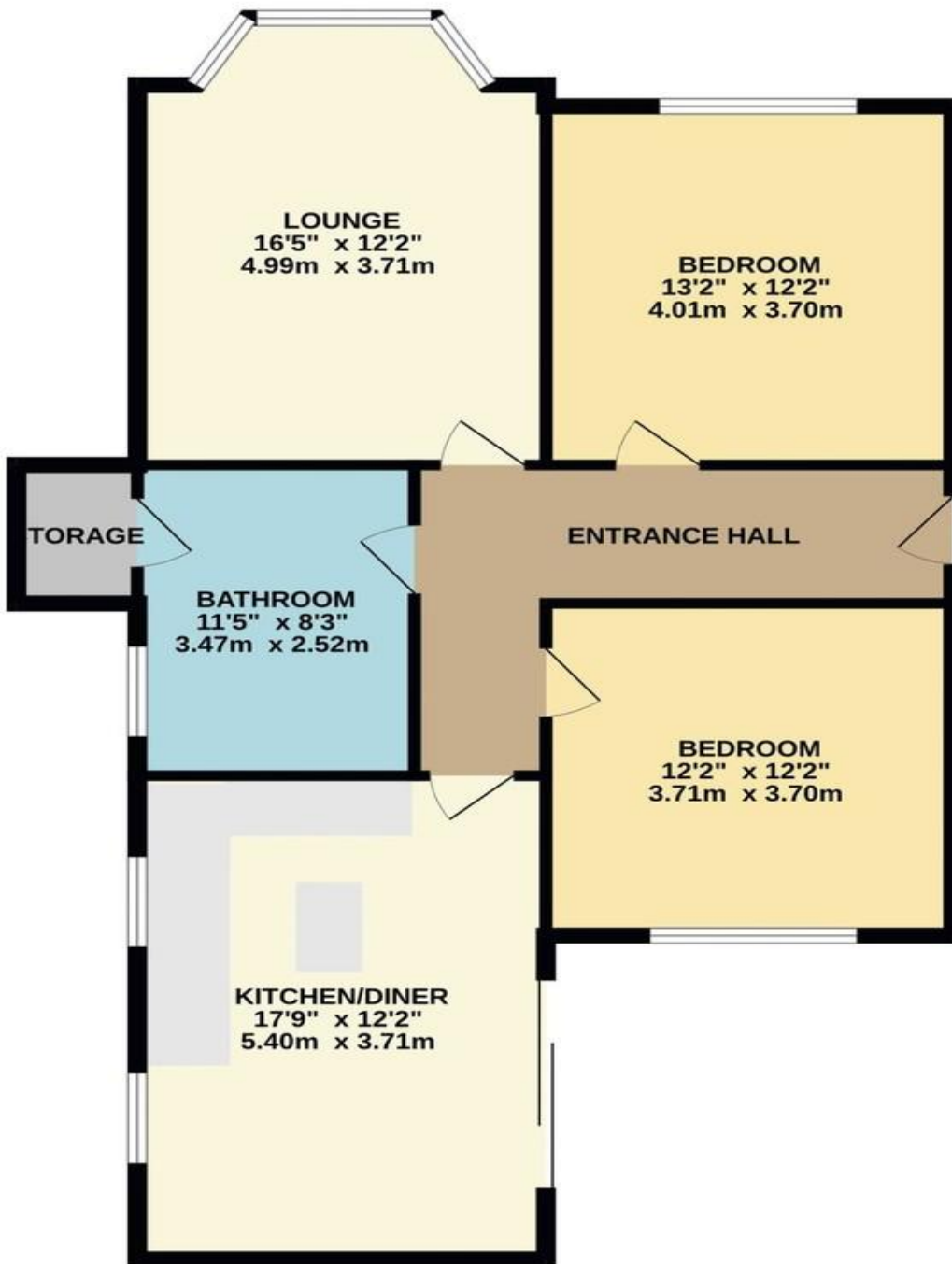








GROUND FLOOR  
929 sq.ft. (86.3 sq.m.) approx.



TOTAL FLOOR AREA : 929 sq.ft. (86.3 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.  
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