



Q | Quinn & Co
ESTATE AND LETTING AGENTS

Acland Road, Bournemouth

- First floor flat
- Share of freehold
- Own entrance
- Private Rear Garden with decking

£180,000

EPC Rating 'C'





Property Description

One Double Bedroom First Floor Flat with Garden – Share of Freehold

Situated in a convenient location within easy reach of both Winton and Charminster, this well-presented one double bedroom first floor flat offers a fantastic opportunity for first-time buyers or investors alike.

Benefitting from its own private entrance, the property boasts a spacious layout and excellent features throughout, including gas-fired central heating, UPVC double glazing, and a large loft space ideal for storage or potential future conversion (subject to permissions).

The bright double bedroom and well-appointed kitchen both enjoy rooftop views, adding to the sense of space and light. To the rear, the property offers a private garden with a mix of decking and lawn, perfect for relaxing or entertaining.





Further benefits include a share of freehold, no forward chain, EPC rating C, and a low council tax band A, making this a cost-effective and appealing home.

Key Features:

One double bedroom

First floor with own entrance

Share of freehold

Private rear garden with decking and lawn

Loft space

Gas central heating & UPVC double glazing

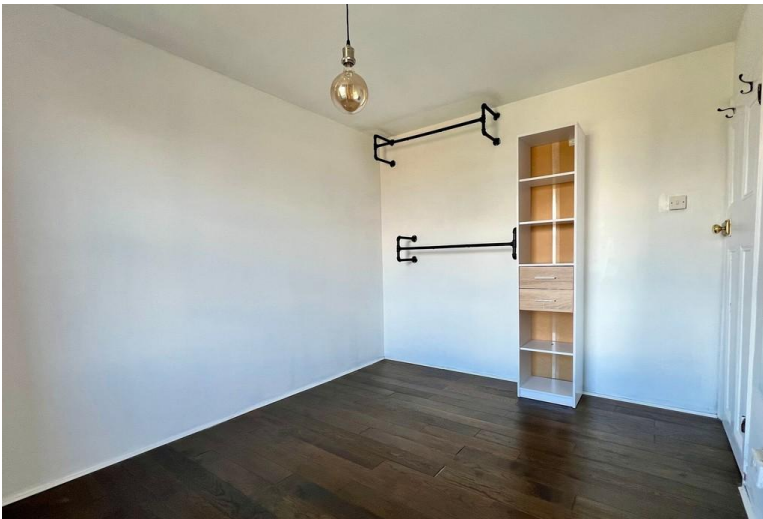
Rooftop views from bedroom and kitchen

No forward chain

Council Tax Band A

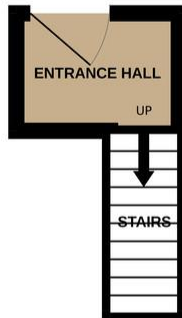
EPC Rating: C

Early viewing is highly recommended to appreciate all this property has to offer.

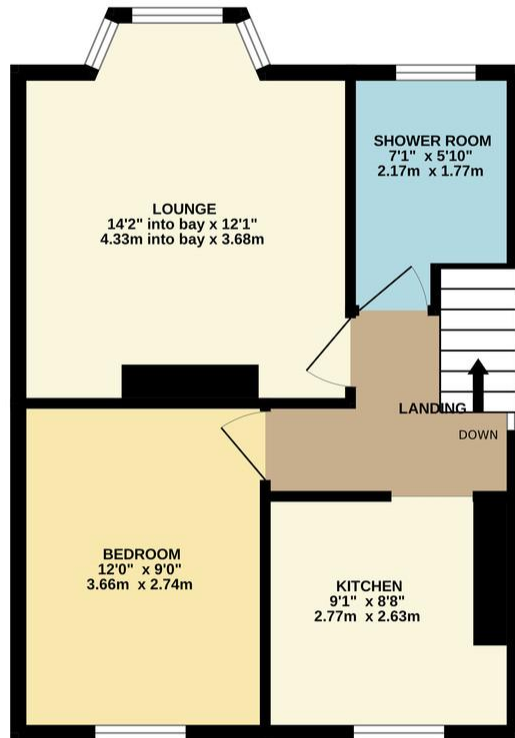




GROUND FLOOR
42 sq.ft. (3.9 sq.m.) approx.



FIRST FLOOR
433 sq.ft. (40.3 sq.m.) approx.



TOTAL FLOOR AREA : 475 sq.ft. (44.1 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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