



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

**Malmesbury Park Road, Bournemouth**

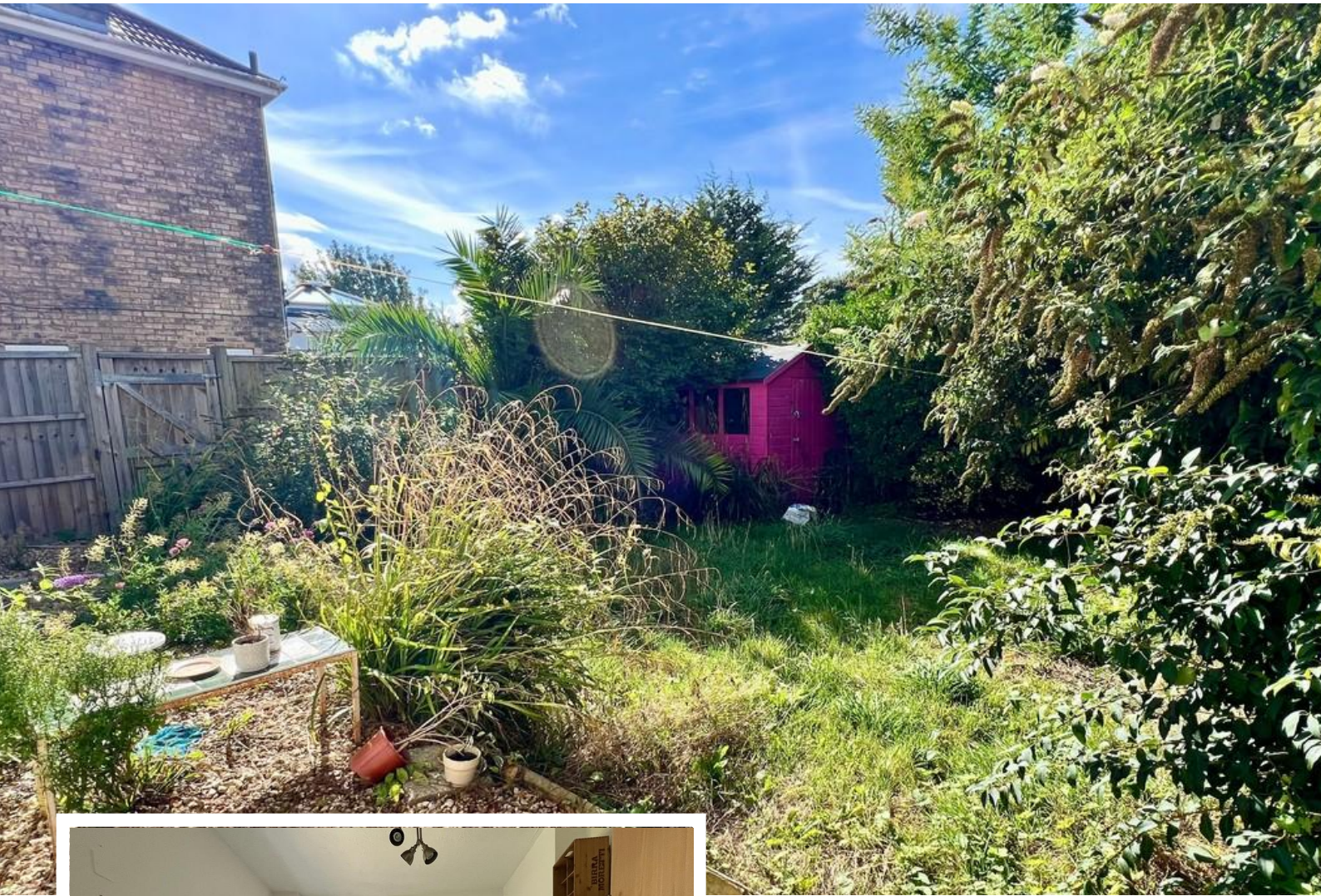
- Two bedroom ground floor flat
- Direct access to private rear garden
- Off road parking for 2 cars
- Private entrance

**£235,000**

EPC Rating 'D'







## Property Description

Two-bedroom ground floor flat situated in the popular and convenient location of Charminster, Bournemouth.

The flat is situated within easy reach of local shops, cafes', bars, restaurants and public transport links.

The property is accessed via a private front door leading into the hallway. The master bedroom is very spacious with a large bay window offering plenty of natural light. The second bedroom is located to the front aspect. The lounge and kitchen both have access to the southerly facing rear garden. The kitchen has two large storage/pantry cupboards. The bathroom completes the accommodation.

The front right hand side shingled area is conveyed with the flat and provides off road parking for 2 cars. The southerly facing rear garden is a generous size, which is mainly laid to lawn with a selection of mature shrubs and a garden shed. There is also a side gate for access.





No forward chain.

Tenure - Share of Freehold.

Maintenance - as and when basis

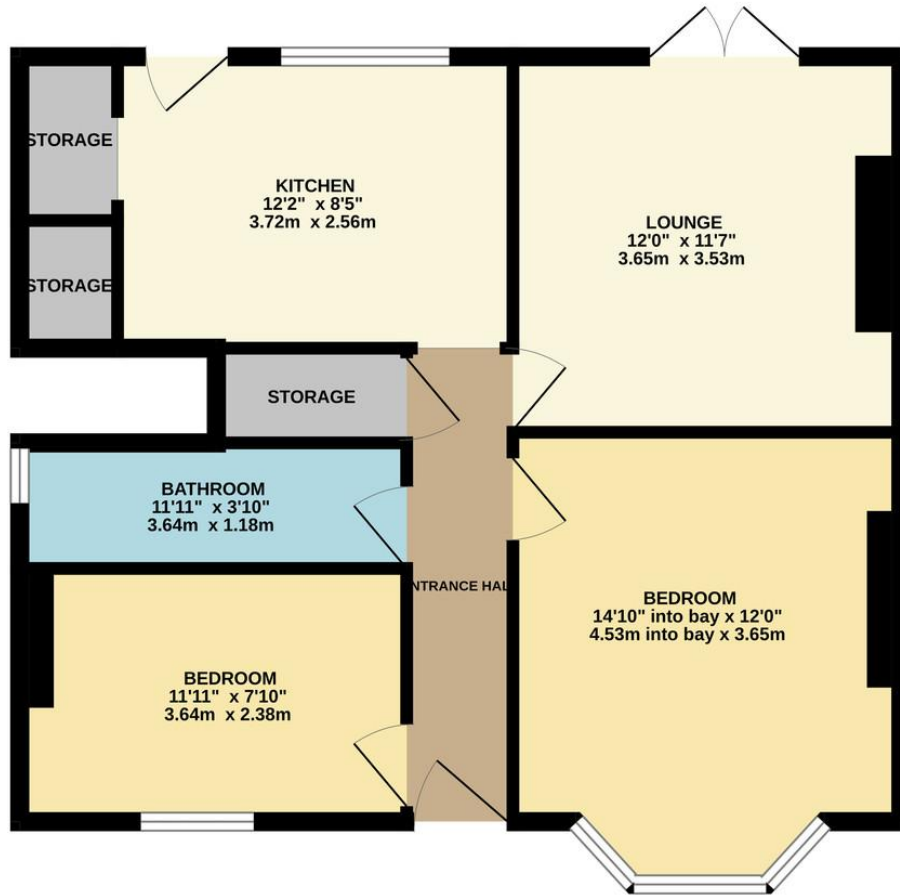
Ground rent - n/a

Council tax band - B.

EPC rating - D.



GROUND FLOOR  
622 sq.ft. (57.8 sq.m.) approx.



TOTAL FLOOR AREA : 622 sq.ft. (57.8 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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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.

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