



**Flat 5, Edward Court 104 Shelley Road East, Bournemouth, BH7 6HB**

**Asking Price £179,950**

- Two Double Bedrooms
- Modern Bathroom
- Double Glazing
- Close To Shops and Amenities
- Modern Kitchen
- Gas Central Heating
- Allocated Off Road Parking

# Flat 5, Edward Court 104 Shelley Road East, Bournemouth BH7 6HB

A Well Presented Two Double Bedroom Top Floor Flat Situated within easy access of shops and amenities. Features include Modern Kitchen, Modern Bathroom, Gas Central Heating, Allocated Off Road Parking.



Council Tax Band: B



## **ENTRANCE**

Flat 5 can be located on the top floor second floor) with stairs to

## **Door to**

## **ENTRANCE HALLWAY**

Velux window to side aspect , power point, cupboard housing gas boiler. Doors to

## **OPEN PLANNED KITCHEN/LOUNGE**

3.18m x 3.86m (10'5 x 12'8)

One Velux window to side aspect, one Velux window to front aspect, power points, radiator.

## **KITCHEN AREA**

3.00m x 3.02m (9'10 x 9'11)

Modern comprising of a range of cupboards and drawers with roll edge work surfaces over, range of wall mounted units, fitted gas hob with oven under and extractor hood over, one and a half bowl stainless steel sink unit with mixer tap, space for under counter fridge /freezer, space for washing machine, partly tiled splashback walls, power points, Velux window to side aspect.

## **BEDROOM ONE**

4.14m x3.20m (13'7 x10'6)

Velux window to side and rear aspect, power points, radiator.

## **BEDROOM TWO**

3.18m x 2.87m (10'5 x 9'5)

Velux window to rear aspect, power points, radiator.

## **BATHROOM**

Modern suite comprising of a panelled bath with shower bar and shower screen, pedestal wash hand basin, close coupled w.c. partly tiled splashback walls. heated towel rail, Velux window to side aspect.

## **OUTSIDE**

Allocated parking for one car.



## Directions

## Viewings

Viewings by arrangement only. Call 01202 777704 to make an appointment.

## EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	