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These particulars are intended to give a fair description of the property, but their accuracy is not guaranteed and they do not constitute an offer or contract.

DRAFT DETAILS – AWAITING VERIFICATION FROM VENDOR

**138B TUCKTON ROAD
TUCKTON, BOURNEMOUTH
BH6 3JX**

Price £200,000

Leasehold



OFFERED FOR SALE WITH NO FORWARD CHAIN IS THIS DECEPTIVELY SPACIOUS FIRST FLOOR FLAT WHICH OFFERS ACCOMMODATION OF 3 BEDROOMS, 18 X 12 LIVING ROOM, MODERN BREAKFAST/KITCHEN, BATHROOM & SEPARATE W.C.

THE ACCOMMODATION IS BRIGHT & AIRY THROUGHOUT WITH THE DOUBLE GLAZED WINDOWS BEING REPLACED IN 2019.

THE COMBI BOILER FOR THE GAS FIRED CENTRAL HEATING WAS RENEWED IN 2023 & FURTHER BENEFITS INCLUDE SHARED 'AS & WHEN' MAINTENANCE, THE REMAINDER OF A 999 YEAR LEASE AND GROUND RENT BEING ONLY £5.00 PER ANNUM.

THERE ARE ALSO 2 ALLOCATED PARKING SPACES CONVEYED WITH THE FLAT.

SITUATED IN THE HEART OF TUCKTON VILLAGE WITH AN EXCELLENT RANGE OF LOCAL SHOPS & AMENITIES & ALSO BEING ONLY A SHORT STROLL FROM BEAUTIFUL RIVERSIDE WALKS ON THE BANKS OF THE RIVER STOUR. STUNNING AWARD WINNING BEACHES ARE ONLY A SHORT DRIVE AWAY.

138B TUCKTON ROAD, TUCKTON, BOURNEMOUTH BH6 3JX

- **SPACIOUS FIRST FLOOR FLAT**
- **3 BEDROOMS**
- **GOOD SIZE LIVING ROOM**
- **DEEP SILLED BAY WINDOW TO THE FRONT**
- **NO FORWARD CHAIN**
- **MODERN BREAKFAST/KITCHEN**
- **BATHROOM & SEPARATE W.C.**
- **999 YEAR LEASE FROM MARCH 2000**
- **2 ALLOCATED PARKING SPACES**
- **GREAT LOCATION**
- **CLOSE TO BEACHES & RIVERSIDE WALKS**
- **EXCELLENT ARRAY OF LOCAL SHOPS & AMENITIES**
- **VIEWING ADVISED**



VIEWING STRICTLY BY APPOINTMENT PLEASE

Please note that the equipment, fittings, fireplaces, heating systems, mains services, apparatus and appliances have not been tested by us the agents so we cannot confirm that they are in working order. All measurements are approximate and are for guidance only.

PLEASE NOTE:

MONEY LAUNDERING REGULATIONS – Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

MICHAEL ADAM Estate Agents have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitors.

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