



Charminster Avenue, Bournemouth, Dorset, BH9 1SB

Jordan & Mason

11 Gresham Point, 46 -48 Charminster Avenue, Bournemouth,  
Dorset, BH9 1SB

£154,950 Leasehold

### Brief Property Description

The self-contained accommodation, approached via a communal hall and stairwell, comprises a purpose-built two-bedroom second floor apartment. Quite characterful and with part sloping ceilings, it forms part of this attractive and pleasantly situated modern development. Outside the grounds are laid to lawn with established trees and generous areas of parking with one allocated space for this property. The apartment has two bedrooms, a bathroom and generous open plan living room/kitchen area. The accommodation, with its own security entry system has been finished with neutral colour schemes throughout and is for sale with no onward chain.

### The Location and nearby Facilities

The development is situated in the established and sought-after Charminster Avenue which is only a short distance from Charminster centre and the whole host of facilities provided. It is conveniently situated for Bournemouth University and there are numerous parks including Queens Park and Victoria Park nearby. The property would represent an ideal investment or first-time purchasers.

### Sitting Room 15' 7" x 11' 3" (4.759m x 3.44m)

Twin Velux windows, double radiator with thermostatic control, TV aerial point, recess suitable for television and giving character, open plan with kitchen, door to entrance hallway.

### kitchen Area 8' 4" x 6' 4" (2.53m x 1.92m)

a high gloss fronted kitchen with various base cupboards and contrasting role edged worktops with tiled splash back, integrated four ring electric hob with filter canopy above, integrated oven and grill integrated fridge freezer, appliance space and plumbing for washing machine, Velux roof window.

### Bedroom One 13' 0" x 9' 6" (3.96m x 2.89m)

Double panel radiator, television connection point, Velux window

### Bedroom Two 14' 8" x 7' 3" (4.46m x 2.20m)

This measurement narrows towards the window to 1.84m.double panel radiator, Velux roof window, TV aerial point.

### Bathroom 7' 11" x 5' 5" (2.41m x 1.65m)

A three-piece suite of side panelled bath with shower attachment and glazed shower screen. low-level WC, pedestal hand wash basin with tiled splash back and mirror above with over mirror lighting and electric shaver/tooth brush charger point.



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**Entrance Hallway** 12' 7" x 4' 6" (3.83m x 1.36m)

Door leads to entrance staircase, recess storage cupboard housing gas-fired boiler for hot water and central heating (not tested). Low level cupboard housing the electric meter (gas meter point to front of building). Telephone entry.

**Parking**

Found to the rear of the development is an allocated parking space. Covered bin storage.



Score	Energy rating	Current	Potential
92+	A		
81-91	B	82   B	82   B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Postcode;**  
BH9 1SB

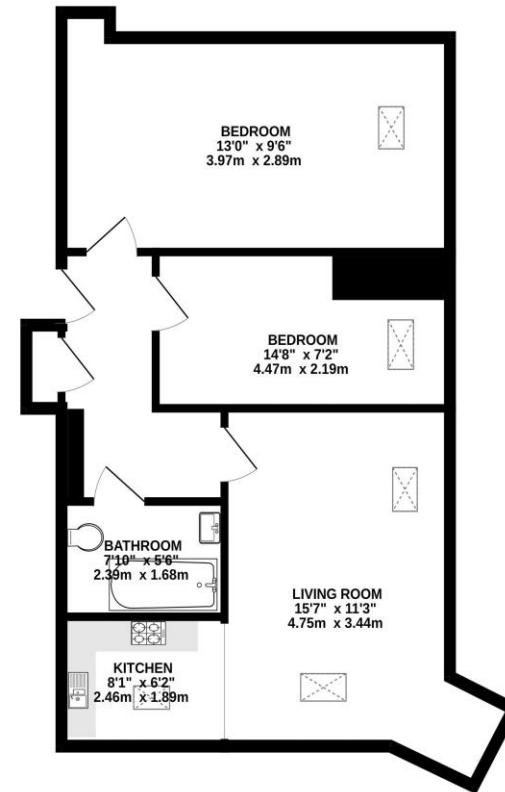
GROUND FLOOR  
634 sq.ft. (58.9 sq.m.) approx.

**Directional note:**  
The postcode for the development is  
BH9 1SB.

**Council Tax Band:**  
B

**Property reference:**  
00003086

**Viewings:**  
By Appointment only with Jordan &  
Mason 01722 441 999



TOTAL FLOOR AREA : 634 sq.ft. (58.9 sq.m.) approx.  
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### Here to help....

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