



Crofton Court, Bournemouth, Dorset

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Asking Price £225,000



Corbin & Co are delighted to offer for sale this well presented two double bedroom first floor apartment located in the sought-after purpose-built block, Crofton Court on Wellington Road. Offered with SHARE OF FREEHOLD. NO FORWARD CHAIN.

Walking distance of Charminster High Street, which offers an array of local shops, amenities, and transport links. Bournemouth town centre is within an easy distance providing further extensive shopping facilities and a wide choice of select bars, eateries, entertainment, and award winning beaches.

The apartment is located on the first floor and has been newly decorated throughout in modern grey and white colours with mid grey carpeting throughout. The bright and airy lounge/diner is flooded in sunlight and leads to a south facing balcony provides some outdoor space to enjoy a morning coffee or al-fresco dining.

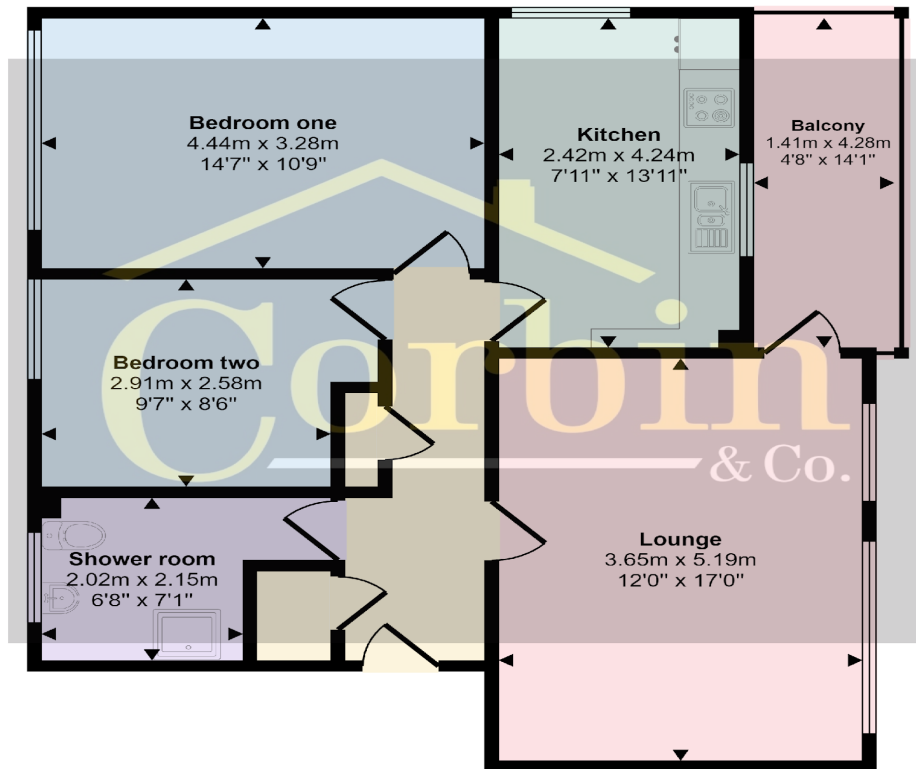
At the heart of this home is a newly installed modern kitchen comprising of matching stylish white wall and base units with contrasting work surfaces. There is an integrated cooker with electric hob over, space for washing machine and dishwasher or Tumble Dryer Two double bedrooms are serviced by a modern fitted shower room.

The property also benefits from beautifully maintained communal gardens, one allocated parking space and GARAGE. To book an appointment to view please call us on 01202 519761.





Approx Gross Internal Area
68 sq m / 729 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B		83	86
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

OPENING HOURS

Mon - Thur 9-6 Friday 9-5 Sat 9-4

01202 519761

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