



East Howe Lane, Bournemouth, Dorset

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Asking Price £160,000



Corbin & Co would like to welcome you to a delightful ground-floor one-bedroom flat. Situated in a popular residential area. This is located in the sought-after location of BH10, within easy reach of local shops, amenities and public transport links, making it an excellent choice for those looking to enjoy the convenience of urban living while still being close to green spaces and quieter residential streets.

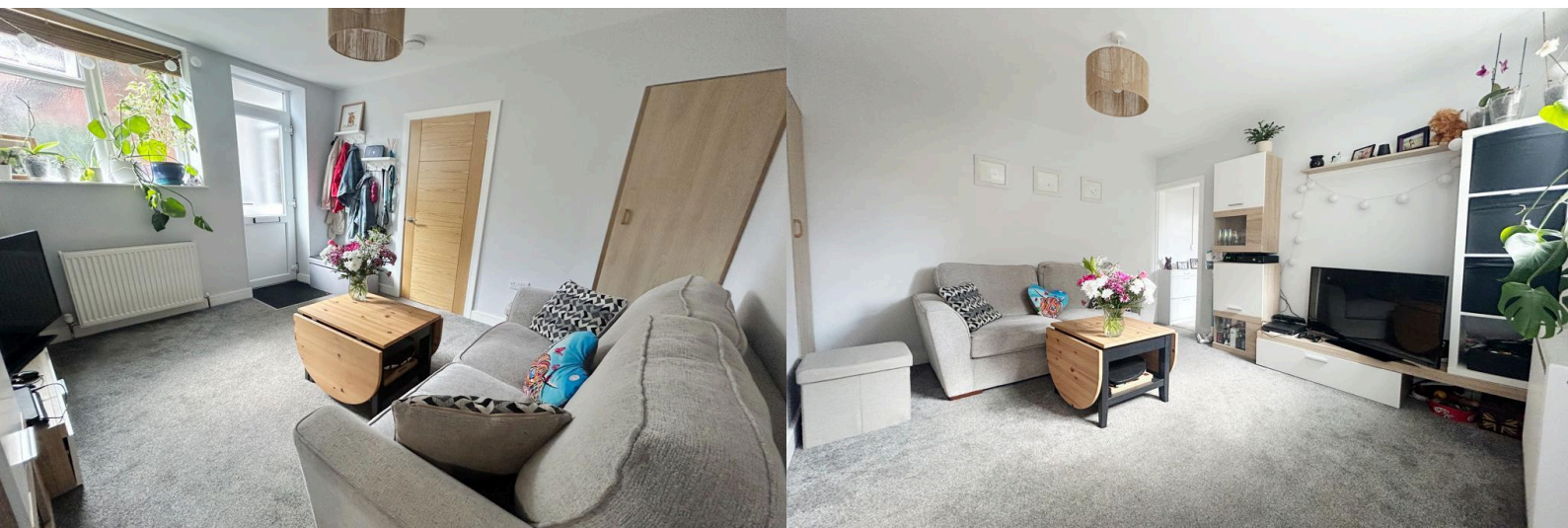
This flat benefits from its own private entrance, offering added privacy and a sense of independence. This feature is particularly appealing for those who prefer a more secluded living experience. As you enter this well-presented flat. You are greeted by the spacious lounge which is the heart of this charming flat, offering a comfortable and inviting space to relax and entertain. The room is flooded in natural light and there's ample room for a sofa and even a small table, making it a versatile space for both everyday living and hosting guests.

The generously sized double bedroom is a peaceful retreat, offering plenty of space for additional furnishings. The room's calm ambiance is perfect for unwinding after a long day, and the large window ensures the room is bright and airy. The bedroom also features built-in storage, helping to keep the space tidy and clutter-free.

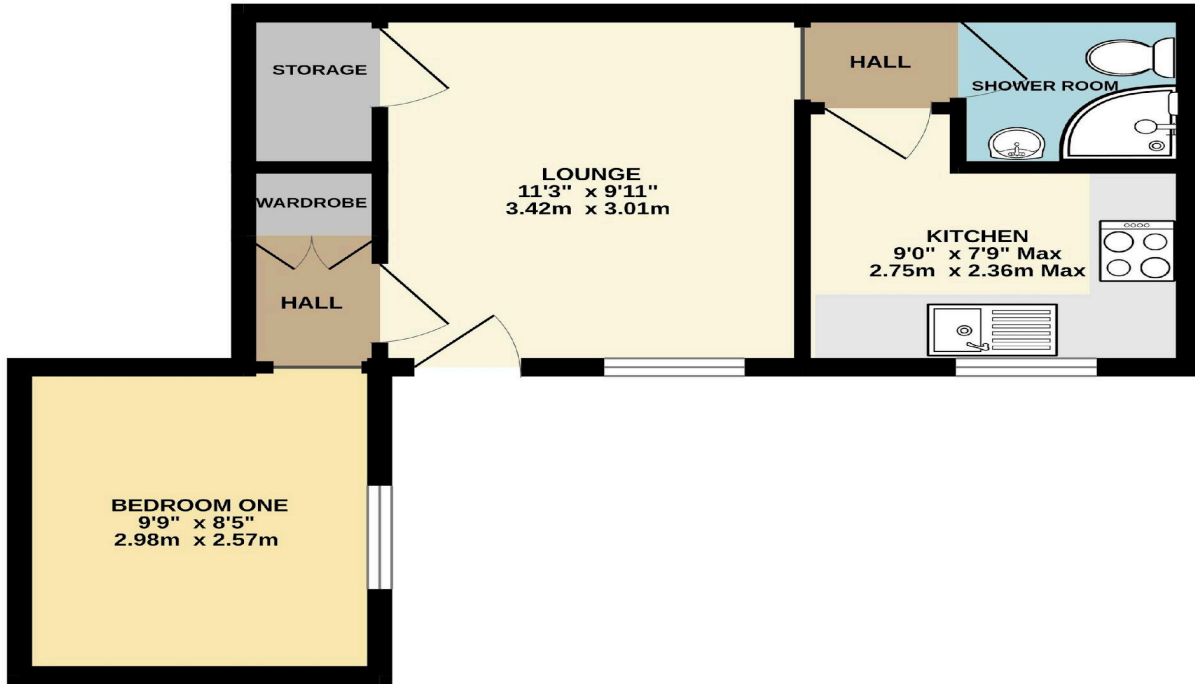
The well-appointed kitchen is both practical and stylish, featuring modern appliances such as integrated fridge, washing machine and also ample cabinetry for all your storage needs. The countertop space is generous, providing plenty of room for meal preparation. Whether you're a seasoned chef or just enjoy the occasional home-cooked meal, this kitchen is sure to meet your needs. Its proximity to the lounge makes serving meals easy and convenient. It also features a modern shower enclosure, washbasin, and WC, all finished to a good standard.

This is a delightful ground-floor flat that offers a comfortable and modern living space in a fantastic location. With its Private entrance, spacious lounge, large double bedroom, well-equipped kitchen, and shower room, this property is ready to move into and enjoy.

Whether you're a first-time buyer, an investor, or someone looking to downsize, this flat is a wonderful opportunity to secure a lovely home in a popular area. Don't miss your chance to view this charming property—contact us today on 01202 519761 to arrange a viewing.



GROUND FLOOR
331 sq.ft. (30.7 sq.m.) approx.



TOTAL FLOOR AREA : 331 sq.ft. (30.7 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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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			
(69-80) C		75	78
(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

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