

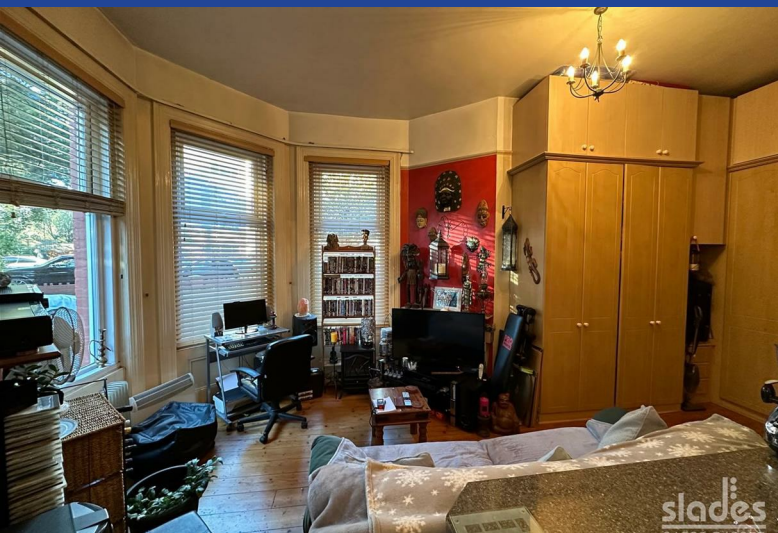


Eaton Court 12 Madeira Road

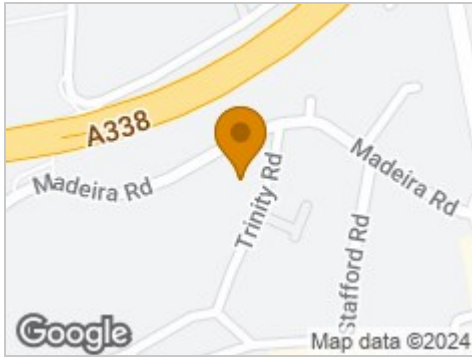
, Bournemouth, BH1 1QG

Offers In Excess Of £150,000

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Road Map



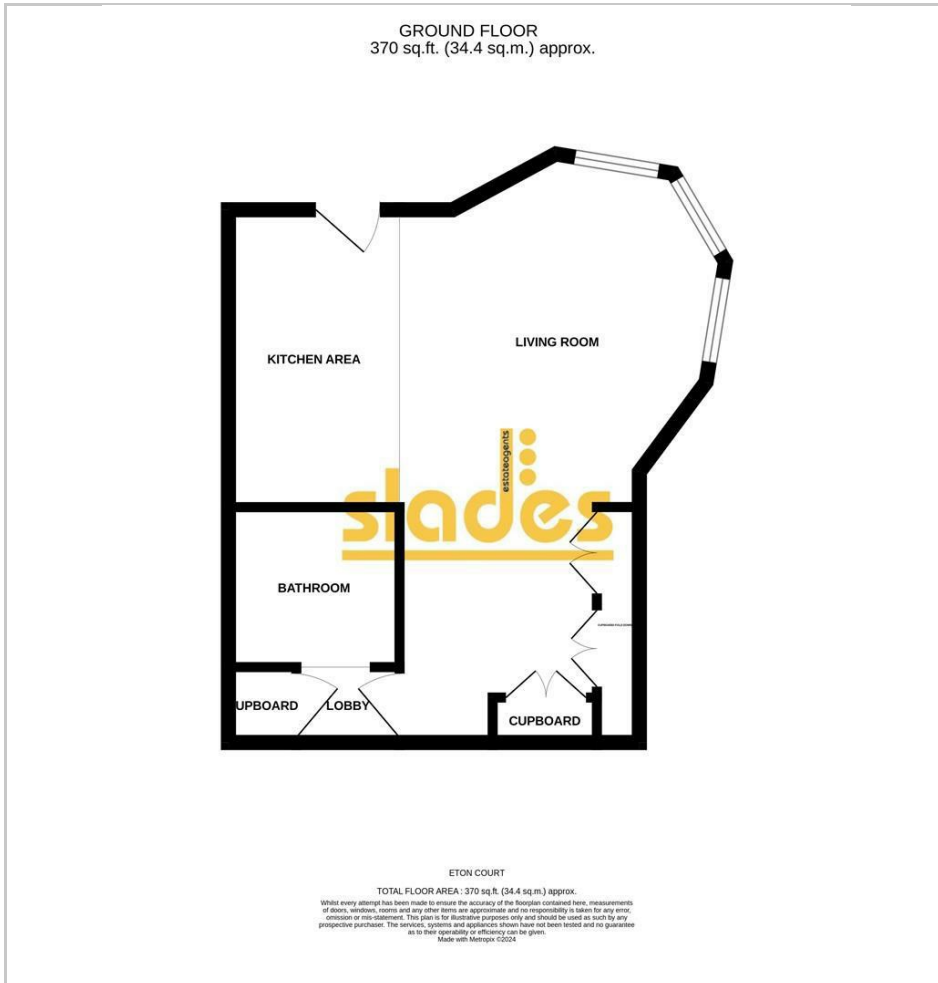
Hybrid Map



Terrain Map



Floor Plan



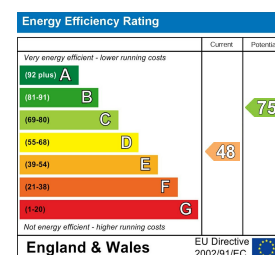
- Private Entrance
- Studio Close to Bournemouth Town Centre
- Parking & Private Garden
- Vendor Suited

Viewing

Please contact our Slades Estate Agents Office on 01202548855 if you wish to arrange a viewing appointment for this property or require further information.



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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A bright, spacious and very centrally located ground floor **STUDIO APARTMENT** boasting a **PRIVATE ENTRANCE & PRIVATE GARDEN** in Bournemouth Town Centre.



The accommodation with approximate room sizes comprises of a **PRIVATE ENTRANCE** with uPVC half glazed entrance door leading to

KITCHEN AREA

with an extensive range of matching wall and base level cabinets having rolled edge working surfaces including an extended breakfast bar, built in single drainer stainless steel sink, four burner electric hob and under counter oven. Space and plumbing for automatic washing machine, under counter fridge and freezer. Spotlights to ceiling. Open plan to

LIVING AREA

with feature high ceilings, pendant lighting, picture rail and three large windows into corner bay. 'Dimplex' storage heaters. Extensive range of full height storage cupboards one incorporating a fold down bed. Stripped and stained wooden flooring. Low level cabinet with electricity meter and consumer unit and further door to

INTERNAL LOBBY

with access to useful full height storage / airing cupboard and further doorway through to

BATHROOM

with ceiling light, extractor unit and part tiled walls. Modern white suite comprising of a panel enclosed bath with chrome taps and wall mounted electric shower. Close couple WC with dual central flush and pedestal wash hand basin with chrome taps. Light shaver point.

OUTSIDE

The property benefits from **ALLOCATED OFF ROAD**

PARKING and a **GOOD SIZE PRIVATE GARDEN** alongside the property.

TENURE

The lease has been recently extended and now has approximately 189 years remaining with £0 ground rent and the maintenance is approximately £600 per year.

