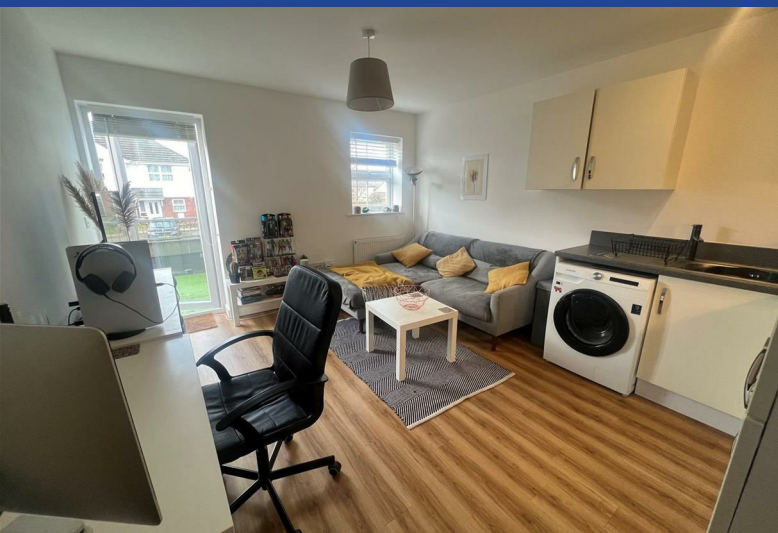




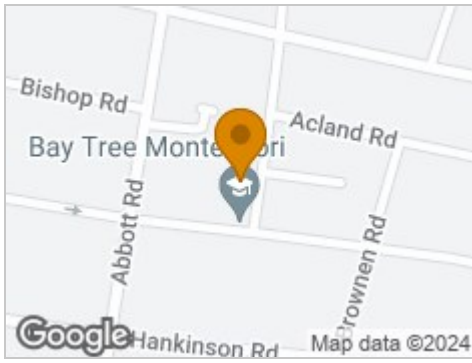
6 Frampton Road

Winton, Bournemouth, BH9 1FG

Offers In Excess Of £165,000



Road Map



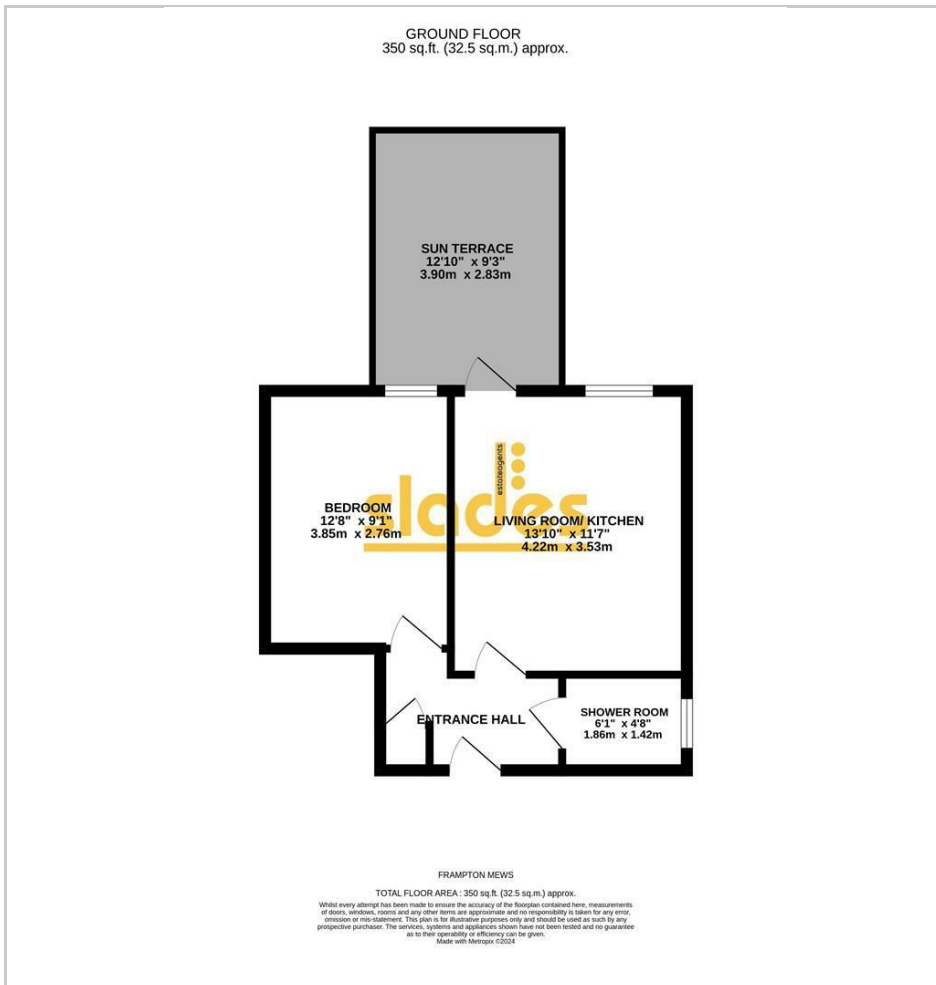
Hybrid Map



Terrain Map



Floor Plan



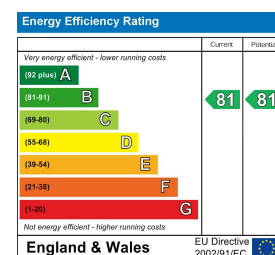
- MODERN FIRST FLOOR FLAT
- 1 DOUBLE BEDROOM
- OPEN PLAN LIVING/ KITCHEN AREA
- SHOWER ROOM
- LARGE PRIVATE SUN TERRACE
- LONG LEASE (approx 111 years)
- VIEWING HIGHLY RECOMMENDED
- EPC Rating B

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.

301 Wimborne Road, Bournemouth, BH9 2AA
Tel: 01202548855 Email: info@sladesproperty.co.uk <https://www.sladesproperty.co.uk>

**** IDEAL FIRST TIME BUY/INVESTMENT ** A modern & well presented 1 bedroom first floor flat with private west facing BALCONY**



The accommodation with approximate room sizes comprises of a well presented communal entrance hall with stairs to first floor. Flat 7 has a solid oak finished front door leading to the

ENTRANCE HALL

with pendant light, smoke alarm, radiator and door entry phone. Useful storage cupboard housing the wall hung electricity consumer unit and electricity meter. Doors to

OPEN PLAN KITCHEN / LIVING ROOM

13'10" x 11'6" (4.22 x 3.53)

with central pendant light and spotlights for the kitchen area. Convection radiator with thermostatic valve 'Georgian' style uPVC double glazed window to the rear elevation and fully glazed door onto the SOUTH FACING TERRACE. Range of built in matching wall and base level kitchen cabinets with rolled edge working surfaces incorporating a single drainer stainless steel sink with monoblock tap over and four ring electric hob with chimney style extractor hood. Under counter fitted oven, integrated full height fridge freezer and space and plumbing for automatic washing machine.

BEDROOM

12'7" x 9'0" (3.85 x 2.76)

central pendant light, convection radiator with thermostatic valve and 'Georgian' glazed uPVC window overlooking the rear elevation.

SHOWER ROOM

ceiling light, extractor unit, fully tiled walls and ceramic tiled floor. Chrome heated towel rail and uPVC

double glazed window to the side elevation. Modern white suite comprising of corner shower cubicle with retracting glazed screen and wall mounted thermostatically controlled shower valve. Close couple WC with dual central flush and modern vanity style sink unit with chrome pillar tap. Shaver point.

PRIVATE SUN TERRACE

12'9" x 9'2" (3.9 x 2.8)

enjoying a Southerly aspect with privacy screens to either side and an open elevation to the rear.



