



## 51 Norwich Avenue West

, Bournemouth, BH2 6AJ

Price Guide £155,000



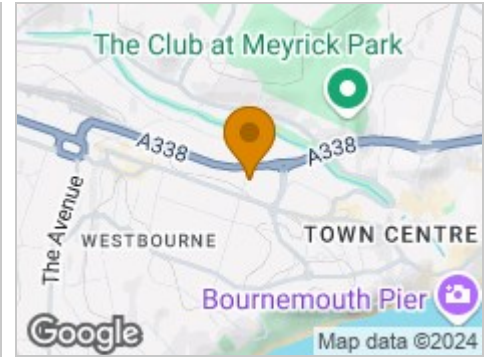
## Road Map



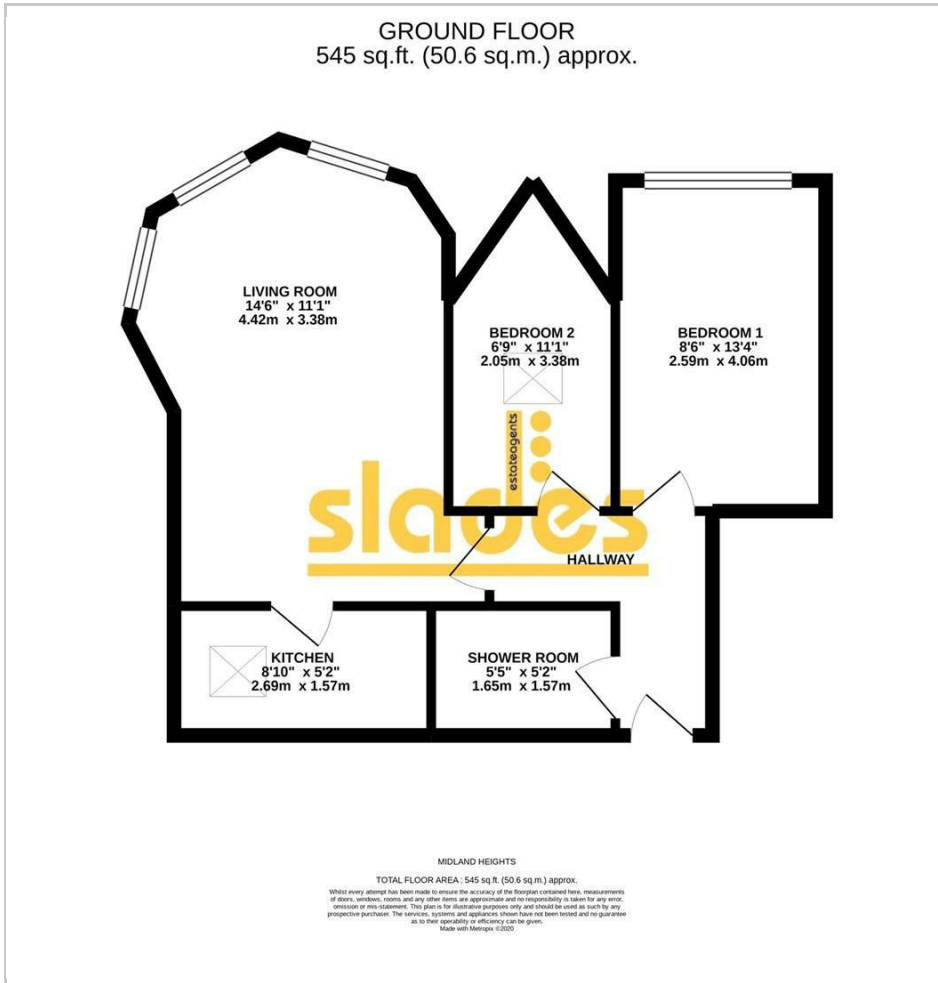
## Hybrid Map



## Terrain Map



## Floor Plan



- A Characterful Top Floor Flat
- Twix
- Bournemouth/Westbourne Village
- 14ft Living/Dining Room
- Modern Kitchen
- Two Bedrooms
- Stylish Shower Room
- Currently Rented Out for £900pcm
- Ideal FTB/Investment
- No Forward Chain

## Viewing

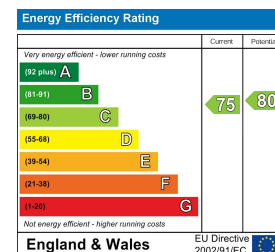
Please contact our Slades Estate Agents Office on 01202548855 if you wish to arrange a viewing appointment for this property or require further information.



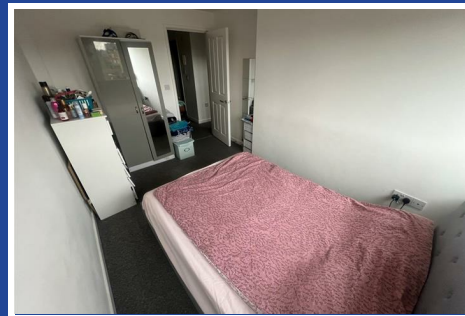
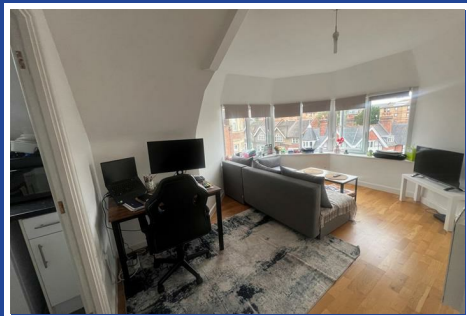
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## Energy Efficiency Graph



**\*\* PRICE GUIDE £155,000 - £165,000 \*\* A characterful 2 bedroom TOP FLOOR apartment located twixt Bournemouth Town Centre & Westbourne Village. NO FORWARD CHAIN**



The accommodation with approximate room sizes comprises of a well-presented communal entrance hall with stairs servicing all floors. Flat 35 is on the third floor with a solid panelled door to the L SHAPED ENTRANCE HALL with door entry phone and doors to

#### LIVING ROOM

14'6 x 11'1 (4.42m x 3.38m)

with ceiling light, feature corner window with far reaching views. Dimplex wall heater, solid wooden flooring and fully glazed door through to

#### KITCHEN

8'10 x 5'2 (2.69m x 1.57m)

with ceiling light and Velux style window. Extensive range of high gloss finished wall and base level units with rolled edge working surfaces and matching upstands together with single drainer stainless steel sink with mixer tap, four ring electric hob and under counter oven. Chimney style extractor hood, space and plumbing for automatic machine and under counter fridge or freezer. Ceramic tiled floor.

#### BEDROOM ONE

13'4 x 8'6 (4.06m x 2.59m)

measuring approximately 13'4 x 8'6 with ceiling light, Dimplex wall heater and large uPVC double glazed window enjoying far reaching views.

#### BEDROOM TWO

11'1 x 6'9 (3.38m x 2.06m)

Velux style window, pendant light and Dimplex wall heater.

#### SHOWER ROOM

with ceiling light, extractor unit and decoratively tiled

walls. Light/ shaver point and chrome heated towel rail. Modern white suite comprising of a corner shower cubicle, pedestal wash hand basin with chrome monoblock tap and close couple WC with dual central flush, ceramic tiled floor

#### TENURE

LEASEHOLD approx 112 years remaining

GROUND RENT £195 per annum

MAINTAINANCE (for the current year) £1672.00

