



14 Madeira Road

, Bournemouth, BH1 1QG

Asking Price £239,950



Road Map



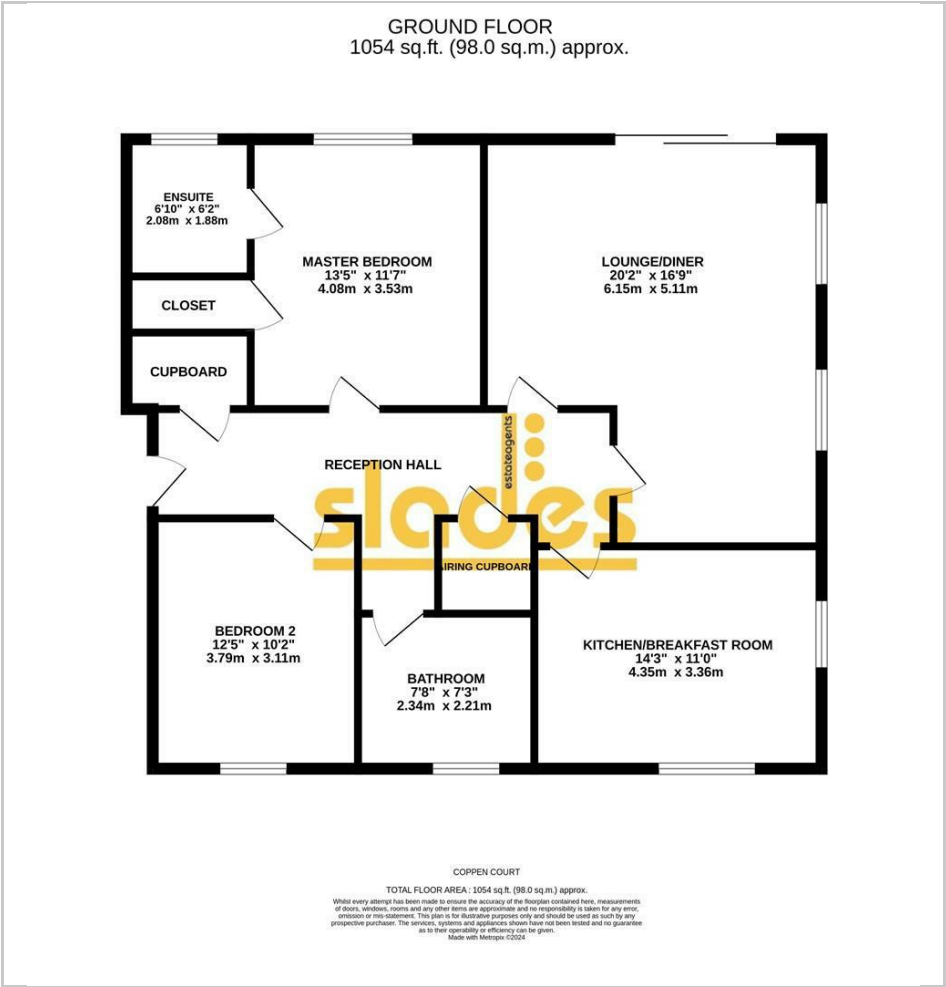
Hybrid Map



Terrain Map



Floor Plan



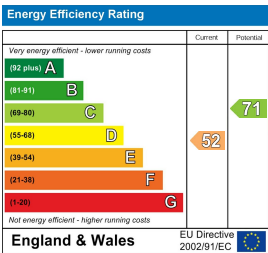
- GROUND FLOOR APARTMENT
- PRIVATE PATIO & COMMUNAL GARDEN
- 2 LARGE BEDROOMS
- 2 FULLY TILED BATHROOMS
- 20FT LOUNGE DINER
- LARGE KITCHEN/ BREAKFAST ROOM
- GARAGE
- SHARE OF FREEHOLD
- NO CHAIN
- SCOPE TO MODERNISE

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

**** MODERNISATION REQUIRED ** TOWN CENTRE LOCATION ** A bright and spacious 2 DOUBLE BEDROOM, 2 bathroom GROUND FLOOR APARTMENT enjoying direct access to a PRIVATE PATIO and communal garden.**



Coppen Court is an executive apartment block located in Bournemouth Town Centre and is within close proximity of all the local amenities and walking distance to the beach. There is a well present COMMUNAL ENTRANCE HALL with door entry system and further fire door to flat 3.

SPACIOUS RECEPTION HALL

with coved and textured ceiling and light fitting, smoke alarm, door entry phone, storage heater and doors to the LARGE AIRING CUPBOARD with lagged hot water cylinder and high level cold water storage tank together with ample slated shelving. Further CLOAKS CUPBOARD with hanging rail and shelving unit and high level electricity meter and consumer unit.

LOUNGE / DINING ROOM

20'2 x 16'9 (6.15m x 5.11m)

being 'L shaped' with a coved and textured ceiling and three light fittings. Dual aspect double glazed windows to the side and rear elevations with sliding uPVC casement doors onto the rear PRIVATE PATIO and communal garden beyond.

KITCHEN

14'3 x 11' (4.34m x 3.35m)

with coved and textured ceiling, central light fitting, dual aspect double glazed windows to the front and side elevations and an extensive range of matching wall and base level cabinets with rolled edge working surfaces and tiled splashbacks incorporating a 1 ¼ bowl single drainer stainless steel sink with chrome monoblock tap over. Four ring electric hob with wall mounted extractor unit and built in eye level double electric oven. Full height larder style cupboards and

space and plumbing for automatic washing machine and tumble dryer.

BEDROOM ONE

13'5 x 11'7 (4.09m x 3.53m)

with coved and textured ceiling and central light fitting, storage heater and double glazed window overlooking the rear communal garden. WALK IN CLOSET with hanging and shelving space and door to

EN SUITE WET ROOM/ SHOWER ROOM

with coved and textured ceiling and light fitting. Dimplex wall heater and light shaver point. Fully tiled walls, frosted double glazed window to the rear elevation and suite comprising of a close couple WC with dual central flush, pedestal wash hand basin with chrome taps and wet room style floor with 'Mira advance' electric shower.

BEDROOM TWO

12'5 x 10'2 (3.78m x 3.10m)

with a coved and textured ceiling and central light fitting, double glazed window to the front elevation and storage heater. Two recessed fitted wardrobes with hanging and shelving space.

BATHROOM

being of a generous size with coved and textured ceiling and light fitting, fully tiled walls, light shaver point and double glazed window to the front elevation. A modern white suite comprising of a panel enclosed bath with chrome hand grips and mixer taps with shower attachment over plus a wall mounted 'Mira Sport' electric shower with retracting glazed screen. Pedestal wash hand basin with chrome

monoblock tap and close couple WC with dual central flush. Chrome heated towel rail.

OUTSIDE

There are extensive communal grounds together with a PRIVATE PATIO accessible from the lounge / dining room. The remainder of the garden enjoys a mature setting, predominately laid to lawn with established flower and shrub borders. At the far end of the property there is a one SINGLE GARAGE which is conveyed with Flat 3.

TENURE

We understand the property come with a long lease

