



## 69a Brassey Road

Winton, Bournemouth, BH9 1PW

Asking Price £184,950



Road Map



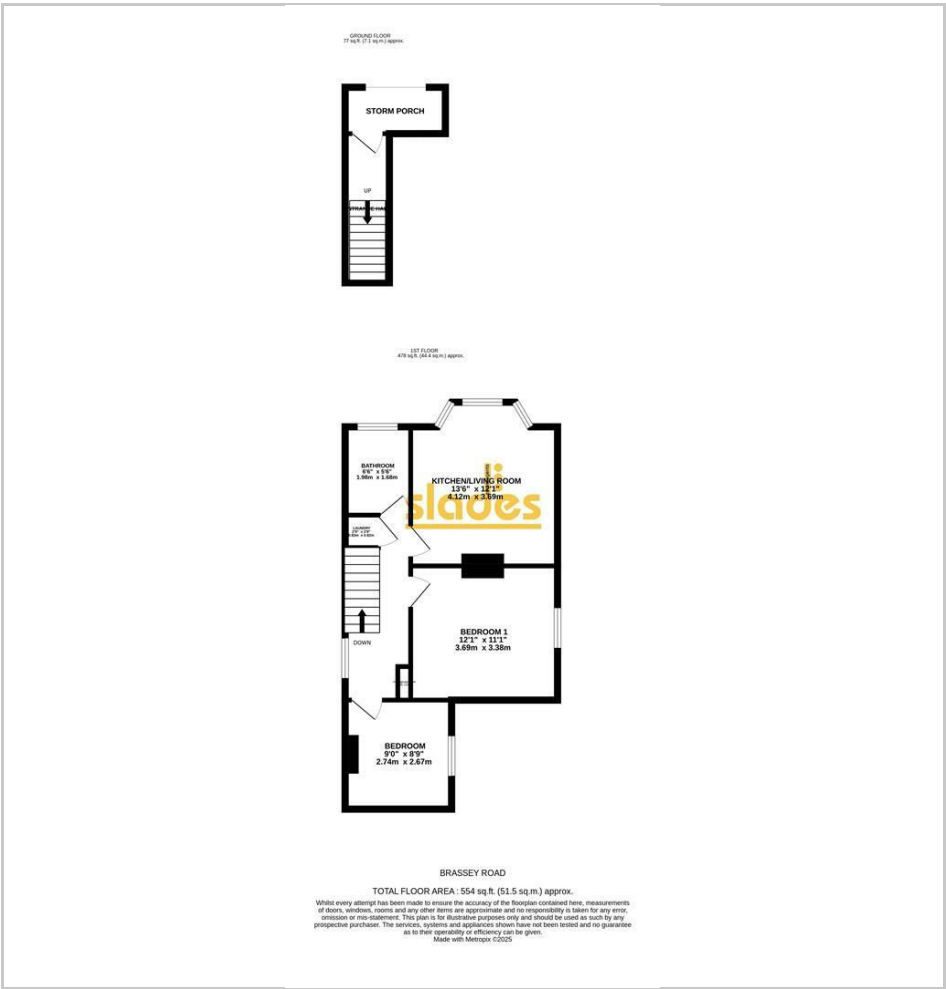
Hybrid Map



Terrain Map



Floor Plan



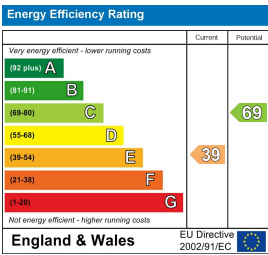
- NEWLY REFURBISHED FIRST FLOOR FLAT
- PRIVATE ENTRANCE
- OPEN PLAN LOUNGE/KITCHEN
- TWO BEDROOMS
- STYLISH SHOWER ROOM
- GFCH & DOUBLE GLAZING
- PRIVATE GARDEN
- NO FORWARD CHAIN

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.



Energy Efficiency Graph

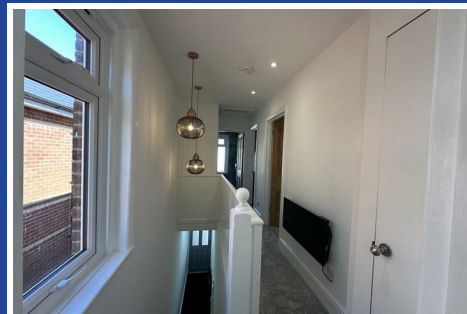
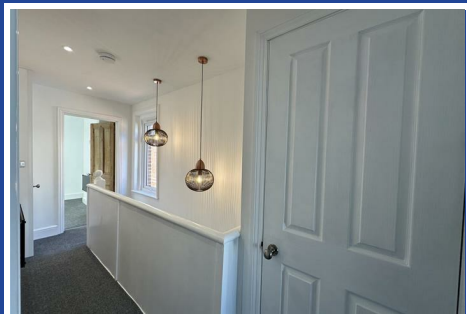


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**\*\* NO FORWARD CHAIN \*\* A newly refurbished 2 BEDROOM first floor flat with private PATIO/GARDEN within a level walk of Winton High Street**



The accommodation with approximate room sizes comprises of a recessed entrance porch with panel wooden door leading to

#### ENTRANCE HALL

with automatic ceiling light, wall heater and stairs to FIRST FLOOR LANDING. with decorative pendant lighting, access to loft space and uPVC double glazed window to the side elevation. Modern wall heater. Electricity cupboard housing the newly installed consumer unit and electricity meter together with television & IT hub. Doors to

#### LAUNDRY CUPBOARD

with space and plumbing for washing machine and or tumble dryer and further useful storage space. Doors to

#### OPEN PLAN LOUNGE / KITCHEN

13'6 x 12'1 (4.11m x 3.68m)

with inset LED spotlights and feature coloured LED lighting. uPVC double glazed bay window to the front elevation, Herringbone style Amtico' flooring and newly installed range of matching wall and base level cabinets with a single drainer stainless steel sink and feature chrome tap over, inset 'Cooke & Lewis' halogen hob with integrated extractor hood over and fitted under counter single electric oven. Wall heater.

#### BEDROOM ONE

12'1 x 11'1 (3.68m x 3.38m)

with inset LED spotlights, uPVC double glazed window to the side elevation and modern wall heater.

#### BEDROOM TWO

9' x 8'9 (2.74m x 2.67m)

with inset LED spotlights, uPVC double glazed window to the side elevation and modern wall heater.

#### SHOWER ROOM

6'6 x 5'6 (1.98m x 1.68m)

being of a generous size with LED light fitting, extractor unit and fully tiled walls. Frosted glazed uPVC window to the front elevation. Walk in corner shower cubicle with electric shower valve and concealed cistern WC and adjacent vanity style sink unit with chrome tap. Electric wall mirror and modern programmable ladder style heated towel rail. Matching herringbone 'Amtico' flooring.

#### OUTSIDE

the property comes with the benefit of a small PATIO/ GARDEN area which enjoys a sunny aspect and is fully enclosed by panel fencing and provides ideal barbeque / clothes drying area.

#### TENURE

We understand the property comes with a recently extended lease of approximately 249 years remaining. Zero ground rent and maintenance is shared with the ground floor flat on an as and when basis.



