



12 Leamington Road

Winton, Bournemouth, BH9 1DD

Offers In Excess Of £235,000



Road Map



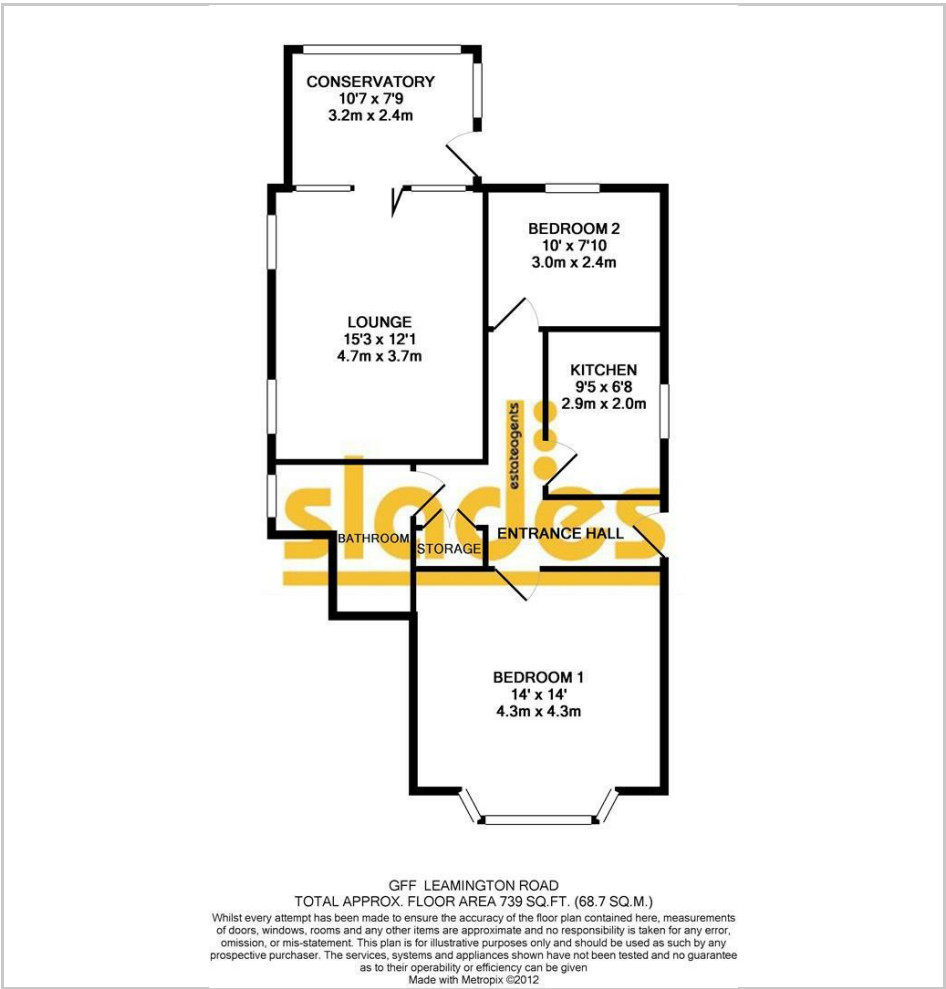
Hybrid Map



Terrain Map



Floor Plan



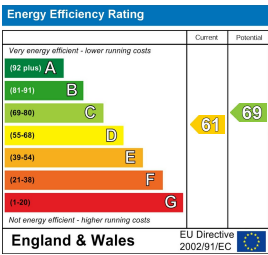
- GROUND FLOOR GARDEN FLAT
- PRIVATE ENTRANCE
- ENTRANCE HALL
- 15ft LIVING ROOM
- 2 GOOD SIZED BEDROOMS
- KITCHEN
- BATHROOM
- CONSERVATORY
- PRIVATE SOUTH FACING GARDEN
- OFF ROAD PARKING

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.



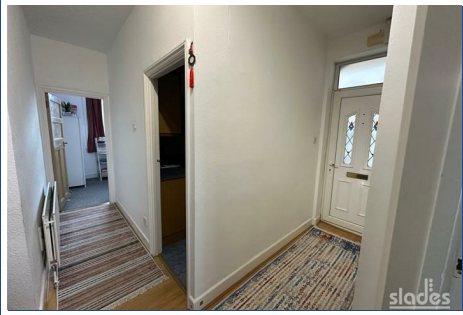
Energy Efficiency Graph



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 spacious 2 bedroom ground floor GARDEN APARTMENT in this sought after residential location offered for sale with no forward chain



The accommodation with approximate room sizes comprises of a private uPVC double glazed side entrance door with stained leaded glazed panels leading to the

ENTRANCE HALL

having tall ceilings with modern light fittings. Radiator, laminate wooden flooring, wall thermostat for central heating control and high-level electricity consumer unit and meter.

LIVING ROOM

15'3 x 12'1 (4.65m x 3.68m)

being a generous size with central pendant light and picture rail. Two featured leaded glazed windows to the side elevation and uPVC double glazed windows and door leading out to rear CONSERVATORY

KITCHEN

9'5 x 6'8 (2.87m x 2.03m)

LED ceiling light fitting. Extensive range of solid wood matching wall and basin cabinets with rolled edge working surfaces and tiled splashbacks incorporating a single drainer polycarbonate sink unit with chrome mixer tap. Featured glazed display cabinets, fitted 'Neff' four burner gas hob with integrated extractor over and fitted under counter 'Electrolux' oven. Wall mounted 'Viesmann' gas combination boiler. Extractor unit and uPVC double glazed window to the side elevation.

BEDROOM ONE

14 x 14 (4.27m x 4.27m)

being a generous size with coved ceiling and wall lights. Radiator and uPVC double glazed bay window to the front elevation.

BEDROOM TWO

10 x 7'10 (3.05m x 2.39m)

Central pendant light, radiator and uPVC double glazed window to the rear elevation.

BATHROOM

Being a generous size with LED ceiling light fitting, frosted glazed uPVC window to the side elevation and three quarter tiled walls. Convection radiator, modern suite comprising of a panel enclosed bath with chrome taps and wall mounted 'Mira' sport electric shower over with glazed shower screen. Pedestal wash hand basin with chrome taps and close couple WC with central flush.

CONSERVATORY

10'7 x 7'9 (3.23m x 2.36m)

with sloping polycarbonate roof and surround uPVC double glazed windows. Laminate flooring and further door to rear garden.

OUTSIDE

The property comes with an OFF ROAD PARKING on the forecourt. The SOUTH FACING REAR GARDEN is divided into two with the left hand side (fully enclosed by panel fencing) and accessed directly from the conservatory is conveyed with the ground floor.

TENURE

We are advised that the flat comes with a SHARE OF FREEHOLD.