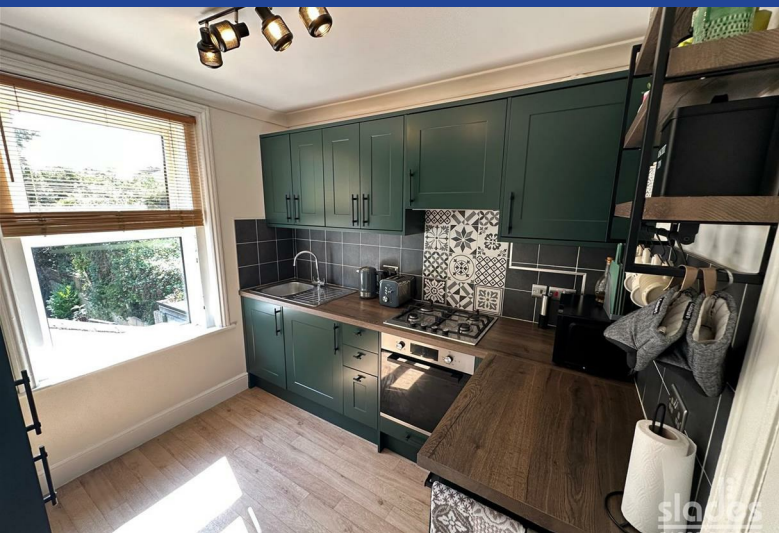




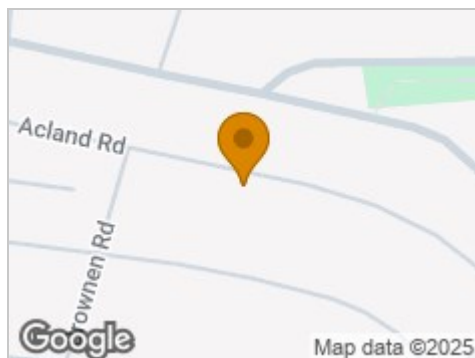
55a Acland Road

Winton, Bournemouth, BH9 1JQ

Price Guide £180,000



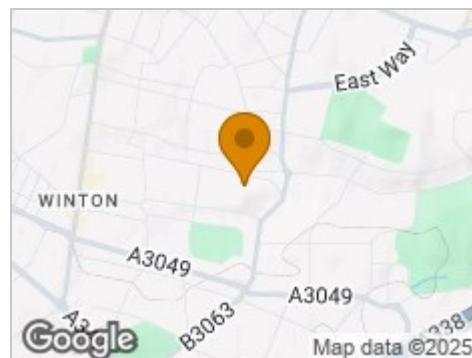
Road Map



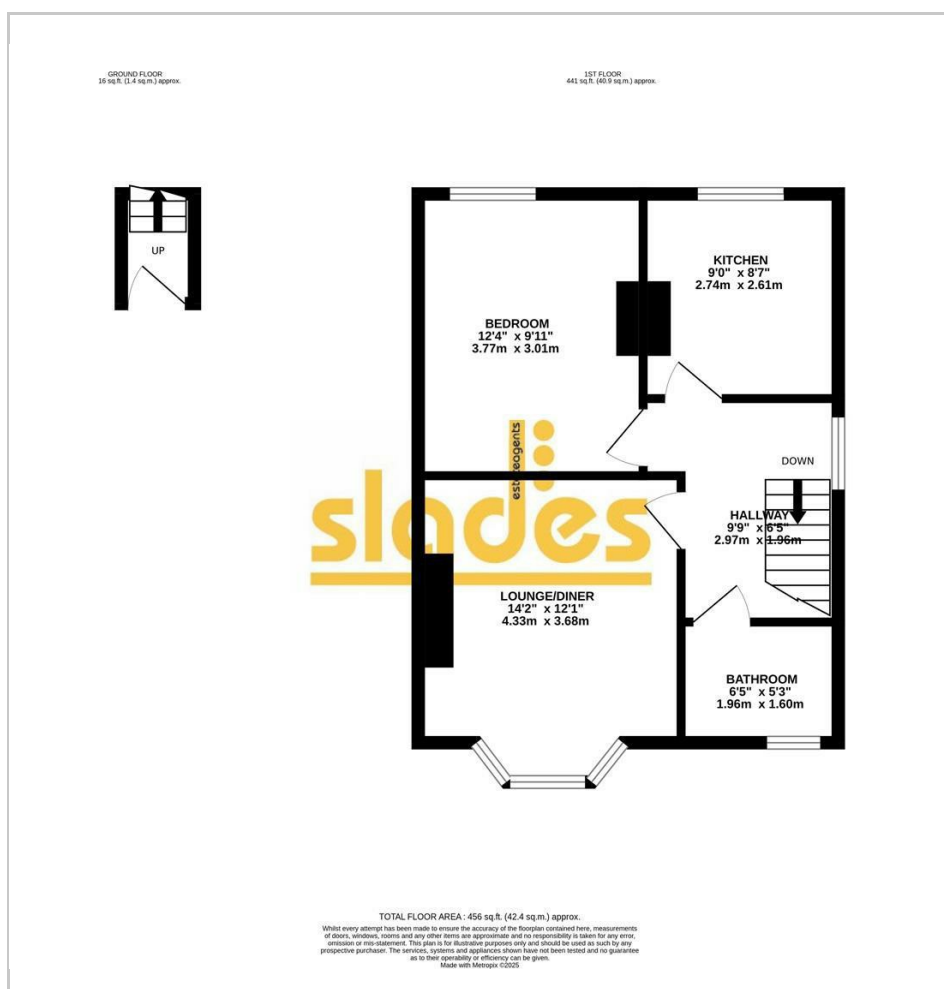
Hybrid Map



Terrain Map



Floor Plan



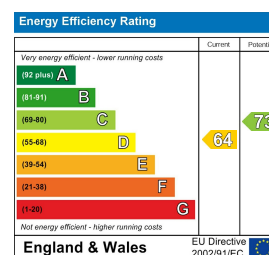
- One-bedroom first-floor flat with private front entrance
- Separate kitchen and bathroom
- Large lounge with bay window
- Spacious private back garden
- New boiler fitted September 2021
- Ample loft space (potential for conversion)
- Tenure: Leasehold (116 years remaining)

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.



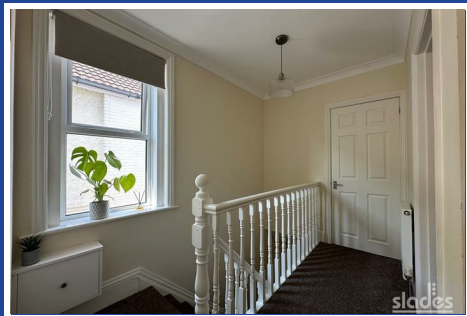
Energy Efficiency Graph



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>

AN EXCEPTIONALLY WELL PRESENTED, FULLY MODERNISED, FIRST FLOOR APARTMENT BOASTING A PRIVATE ENTRANCE AND PRIVATE SOUTHERLY FACING GARDEN



The accommodation with approximate room sizes comprises of a private, features stained and leaded glazed uPVC front door into

LOBBY/HALLWAY

lobby area and stairs to the BRIGHT & SPACIOUS FIRST FLOOR LANDING with coved ceiling and pendant light and access to loft space. Convection radiator with thermostatic valve and further uPVC double glazed window to the side elevation. Low level cabinet housing the electricity consumer unit and doors to

LIVING ROOM

14'2" x 12'0" (4.33 x 3.68)

with coved ceiling and central pendant light, convection radiator with thermostatic valve and uPVC double glazed bay window to the front elevation. Decorative fireplace surround with polished stone effect back plate and matching hearth.

BEDROOM

12'4" x 9'10" (3.77 x 3.01)

with coved ceiling and central pendant light fitting, convection radiator with thermostatic valve, and uPVC double glazed window overlooking the PRIVATE REAR GARDEN.

KITCHEN

8'11" x 8'6" (2.74 x 2.61)

very generous size with coved ceiling and modern decorative light fitting. Convection radiator with thermostatic valve and uPVC double glazed window to the rear elevation. Extensive range of recently installed wall and base level cabinets with square edge wood finish working surfaces and tiled splash backs

incorporating a single drainer stainless steel sink with chrome mixer tap over. Four burner gas hob with integrated extractor hood over and a contrasting under counter oven. Integrated full height fridge and freezer. Further larger style cupboard with built-in bin storage space. Integrated washing machine and wood effect flooring.

BATHROOM

5'3" x 6'5" (1.61 x 1.96)

coved ceiling with light fitting. Frosted glazed uPVC window to the front elevation. and convection radiator. Modern white suite comprising of a panel enclosed bath with chrome mixer taps and shower attachment, fitted glazed shower screen over bath. Pedestal wash hand basin with matching chrome taps and close couple WC with dual central flush. Fitted wall mirror and cabinet.

OUTSIDE

The property benefits from a good size PRIVATE REAR GARDEN which can be accessed from alongside the property with a timber gate into the landscaped garden with lawn and patio areas, established flower shed borders and there is a useful timber shed to the far end.

TENURE

we are advised the property is LEASEHOLD with approximately 116 years remaining. MAINTAINANCE we are advised this is on an AS & WHEN basis and shared with the ground floor flat.

Ground Rent: £100 per year

Building Insurance: approximately £120 per year

