



## 44 Charminster Avenue

Charminster, Bournemouth, BH9 1SA

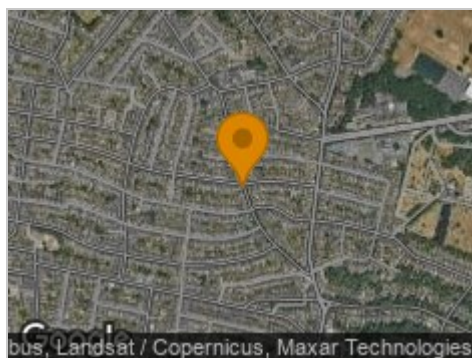
Asking Price £225,000



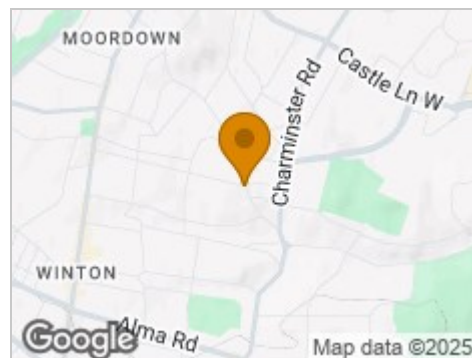
## Road Map



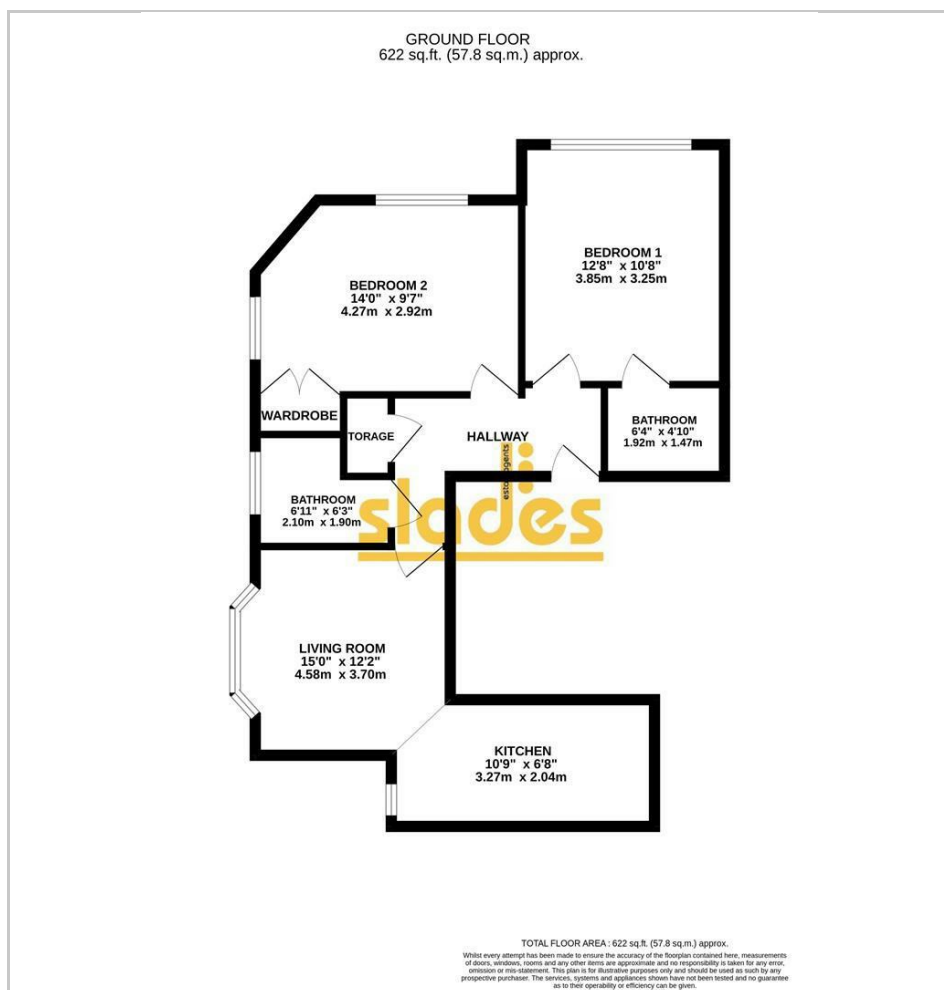
## Hybrid Map



## Terrain Map



## Floor Plan



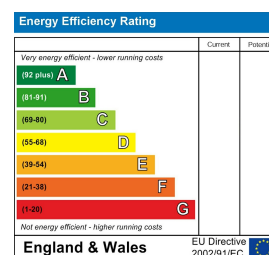
- EXCITING NEWLY CONVERTED APARTMENTS WITHIN BH9
- SPACIOUS OPEN PLAN KITCHEN/LOUNGE
- TWO BEDROOMS
- STYLISH EN-SUITE SHOWER TO MASTER BEDROOM
- PRIVATE ALLOCATED PARKING (CHARGING POINTS)
- SECURE BIKE STORE
- READY TO MOVE IN NOW
- IDEAL STARTER HOME / INVESTMENT
- 10 YEAR WARRANTY

## 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 2 BEDROOM, 2 BATHROOM first floor apartment with PARKING within this exciting new development of only 4 flats within this BH9 location.**



the accommodation with approximate room sizes comprises of well presented COMMUNAL ENTRANCE HALL with door entry system and stairs to first floor landing, Oak finished door to FLAT 3

#### ENTRANCE HALL

with feature ceiling lighting, smoke alarm, convection radiator with thermostatic valve and wood plank flooring which continues through to the living room and kitchen areas. Useful boiler/ storage cupboard with inset lighting and Glow Worm wall hung gas combination boiler and electricity consumer unit.

#### LIVING ROOM

15'0 x 12'2 (4.57m x 3.71m )

feature ceiling lighting, convection radiator with thermostatic valve and uPVC double glazed bay window overlooking the side elevation.

#### KITCHEN

10'9 x 6'8 (3.28m x 2.03m)

with inset LED spotlights and uPVC double glazed window to the rear elevation. An extensive range of matching wall and base level 'Shaker' style kitchen units finished in grey incorporating a single drainer stainless steel sink with chrome mixer tap, four ring 'Zanussi' induction hob, and built-in eye level 'Zanussi' fan assisted electric oven and separate built-in microwave oven. Integrated full height fridge and freezer, useful pan drawers and integrated washing machine.

#### BEDROOM 1

12'8 x 10'8 (3.86m x 3.25m )

with feature inset ceiling light, convection radiator

with thermostatic valve and uPVC double glazed window overlooking the front elevation. Door to

#### En-Suite Shower Room

6'4 x 4'10 (1.93m x 1.47m)

with inset lighting, extractor unit, feature wall decoration and chrome ladder style heated towel rail. Modern suite comprising of a corner shower cubicle with thermostatic controlled shower valve and retracting glazed screen, closed coupled WC with dual central flush and a modern vanity style sink with chrome Monoblock tap.

#### BEDROOM 2

14'0 x 9'7 (4.27m x 2.92m )

feature inset ceiling light, convection radiator with thermostatic valve and dual aspect uPVC double glazed windows to the front and side elevations. Built in full height double width wardrobe providing both hanging and shelving space.

#### OUTSIDE

ALLOCATED PARKING space with charging point and good sized COMMUNAL OUTSIDE STORE ROOM

