



23 Stokewood Road

, Bournemouth, BH3 7NA

Asking Price £254,950



Road Map



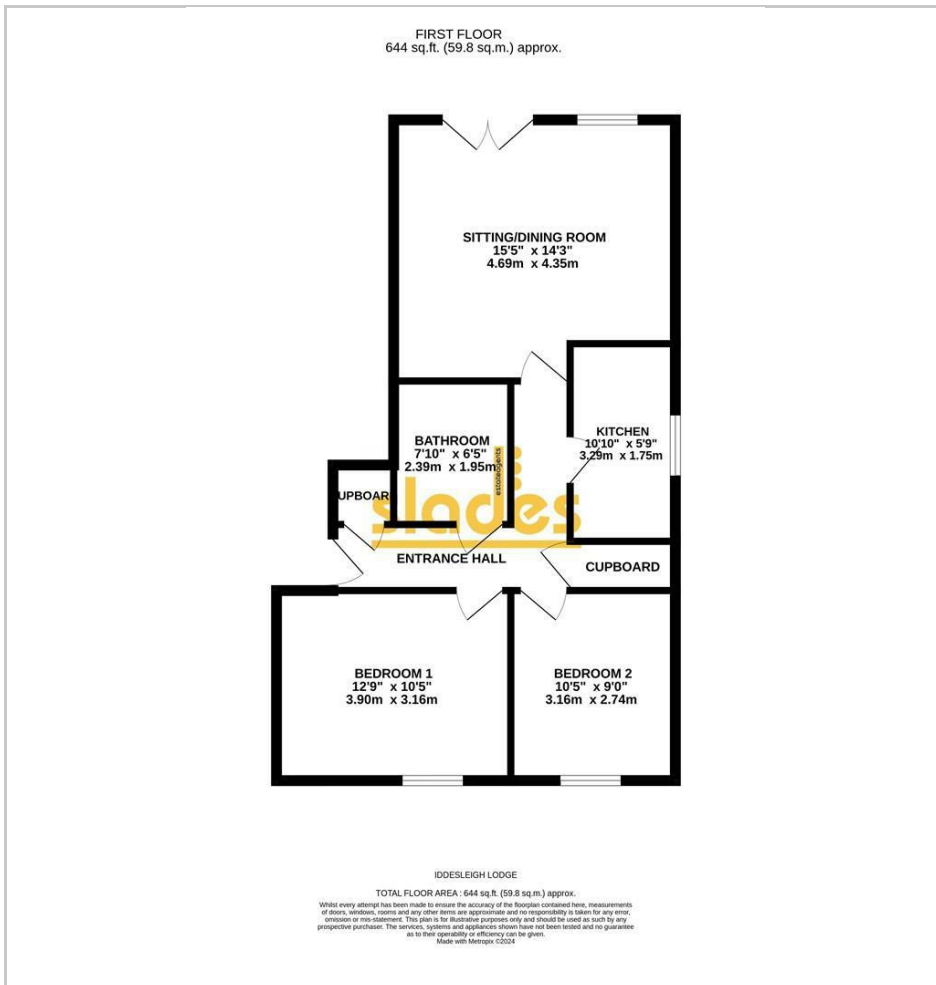
Hybrid Map



Terrain Map



Floor Plan



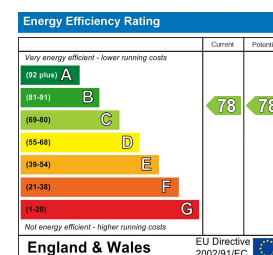
- MODERN 1st FLOOR PURPOSE BUILT APARTMENT
- 2 DOUBLE BEDROOMS
- SPACIOUS LIVING AREA WITH JULIETTE BALCONY
- MODERN KITCHEN & BATHROOM
- GAS CENTRAL HEATING
- uPVC DOUBLE GLAZING
- SOUTHERLY FACING COMMUNAL GARDEN
- ALLOCATED OFF ROAD PARKING
- SHARE OF FREEHOLD
- NO FORWARD CHAIN

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



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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**** NO FORWARD CHAIN ** A modern first floor purpose built apartment within this highly sought after BH3 location close to all local amenities.**



The accommodation with approximate room sizes comprises of a well presented communal entrance hall servicing only 4 apartments with door phone entry system and carpeted stairwell to the first floor and Flat 8. Doorway to the ENTRANCE HALL with coved ceiling and pendant lighting, smoke alarm and access to loft storage space. Two useful storage cupboards, one housing the wall hung 'GlowWorm' gas combination boiler and wall hung electricity consumer unit together with useful shelving and hanging space. Georgian glazed door leads to the

LOUNGE / DINING ROOM

15'4" x 14'3" (4.69 x 4.35)

having a coved ceiling with two pendant lights, convection radiator with thermostatic valve and Georgian glazed uPVC double glazed window overlooking the communal garden / patio area. 'Juliette' style balcony with fully glazed uPVC doors and wrought iron balustrade.

KITCHEN

10'8" x 5'8" (3.27 x 1.75)

with inset spotlights, convection radiator with thermostatic valve and modern wood finished matching wall and base level cabinets with rolled edge working surfaces and tiled splashbacks incorporating a single drainer ceramic sink unit with chrome mixer tap over. Four burner 'Zanussi' gas hob with integrated extractor hood over and built in under counter double electric oven. Integrated washer dryer and space and plumbing for slimline dishwasher. Further space for full height freestanding fridge freezer. Frosted glazed Georgian style uPVC window to the side elevation.

BEDROOM ONE

12'9" x 10'8" (3.89 x 3.27)

having inset spotlights to the coved ceiling, convection radiator with thermostatic valve and Georgian glazed uPVC window to the front elevation.

BEDROOM TWO

10'4" x 8'9" (3.16 x 2.67)

having a coved ceiling with central pendant light, convection radiator with thermostatic valve and Georgian glazed uPVC window to the front elevation.

BATHROOM

7'6" x 5'10" (2.29 x 1.78)

being of a generous size with coved ceiling and inset spotlights. Fully tiled walls with feature dado style tile and chrome ladder style heated towel rail. Modern white suite comprising of a panel enclosed bath with centrally mounted chrome mixer taps and further wall mounted shower valve with fixed glazed shower screen. Pedestal wash hand basin with chrome mono block tap and close couple WC with dual central flush. Shaver point. Extractor unit.

OUTSIDE

There is an allocated OFF ROAD PARKING SPACE to the front of the property whilst to the rear, accessed via a lockable gate, there is a Southerly facing landscaped communal garden area with inset shrubs and seating areas.

TENURE

We understand the property comes with the benefit of SHARE OF FREEHOLD together with the remainder of a LONG LEASE.

COUNCIL TAX BAND is 'B'.

MAINTAINANCE is approximately £1650 per annum

The current energy rating is C



