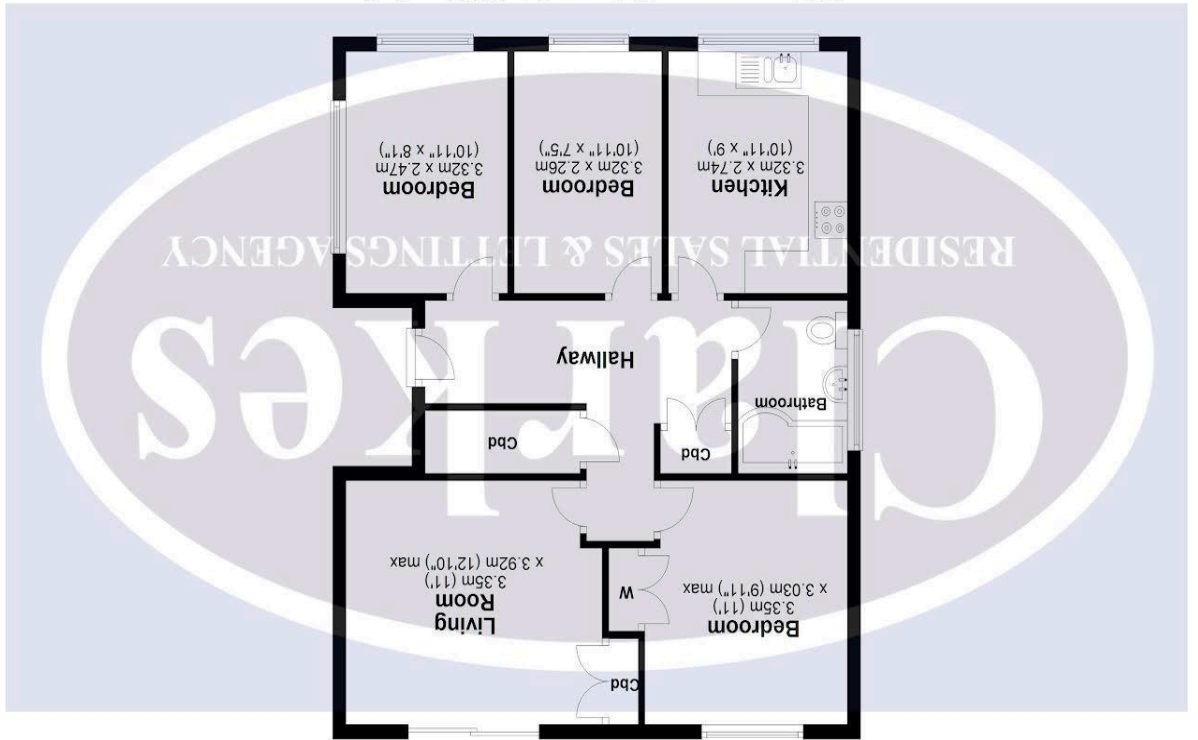


Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using PlanItP.

Total area: approx. 67.5 sq. metres (726.6 sq. feet)

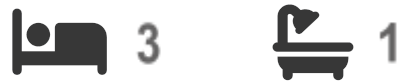


Ground Floor
Approx. 67.5 sq. metres (726.6 sq. feet)

Energy Efficiency Rating	
Potential	Current
England, Scotland & Wales EU Directive 2002/91/EC	



Redhill Drive, Bournemouth, Dorset



Presenting this 3-bedroom purpose-built ground floor flat, offering a comfortable and convenient living space.

The master bedroom overlooks the vast rear garden and boasts contemporary laminate flooring along with a fitted wardrobe/storage for your convenience.

Bedroom 2 is a bright single room featuring double aspect windows which are double-glazed, ensuring ample natural light floods the space.

Similarly, Bedroom 3 offers comfort with neutral carpeting, gas central heating, and a double-glazed window.

The hallway is enhanced with ample storage cupboards and tiled flooring, accompanied by a radiator ensuring warmth throughout.

The kitchen is a functional space with tiled flooring, an aluminium sink overlooking the frontage. It has a fitted gas hob and extractor, integrated oven and grill and has space for washing machine and fridge-freezer.

The bathroom offers modern amenities including a heated chrome towel rail, a white bathroom suite comprising a toilet, wash basin, and a P-shaped bath/shower with chrome tap/shower feature, all finished with floor-to-ceiling white tiles.

The lounge has laminated flooring and double-glazed patio doors leading to the rear garden, granting easy access to the garage and sizable outdoor space. Additional storage cupboards and gas central heating further enhance the appeal of this living area.

Outside, a single garage with parking in front and shared access driveway provide convenience. The expansive rear garden, spanning over approximately 150ft, is divided vertically between the two flats, offering ample space for outdoor activities, relaxation, potential home office and/or entertaining/leisure space.

The Redhill area is a small and sought after residential area (more or less defined by the Post Code BH10 6) which borders Redhill Common. Redhill Common is a Green Flag winning park and heathland. There is a Play Park and a Café. The River Stour and Stour Valley Nature Reserve is a short walk north and Slades Farm Recreation Park a short walk to the South. The residential area is known for having spacious mostly detached properties on tree lined avenues. There is a parade of local shops and a primary school in Hill View Road. The very successful Winton & Glenmoor Academy Secondary School is a short walk away.

Tenure - share of FREEHOLD
Lease Length: 948 years 999 from 1973

3 BEDROOM GROUND FLOOR FLAT

1 X GARAGE

PURPOSE BUILT

VERY LARGE GARDEN

Share of FREEHOLD & Lease Length: 948 yrs

GAS CENTRAL HEATING THROUGHOUT

DOUBLE GLAZING

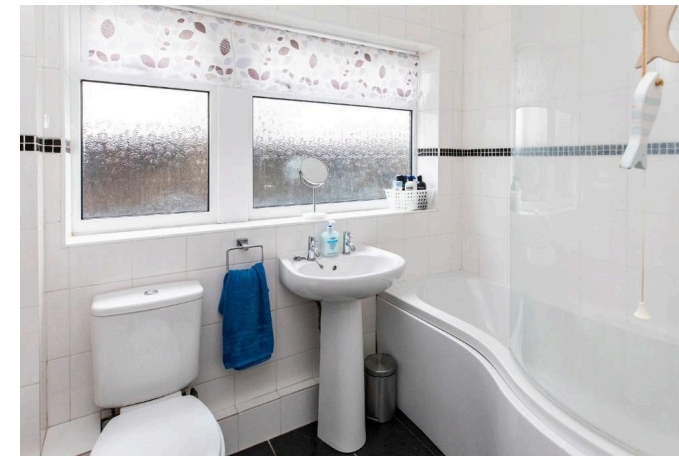
AMPLE STORAGE

PETS PERMITTED

CHAIN FREE

Council Tax Band C

Guide Price £270,000



Clarkes Properties - 696 Wimborne Road, BH9 2EG

Tel: 01202 533377 Email: enquiries@clarkesproperties.co.uk
www.clarkesproperties.co.uk

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