





House and Son are delighted to offer for sale this very spacious first floor apartment situated close to the local amenities of Charminster and within easy reach of the Wessex Way, providing quick access to Bournemouth Town or Ringwood and beyond. Queens Park Golf Course and Leisure Centre is within walking distance.

The property has been modernised by the current owners, including new windows, kitchen and bathroom, please speak to the agent for a full list of recent improvements. Other benefits include use of an off road parking area to the rear, gas fired central heating and we are informed by the owners that PETS ARE ALLOWED at this apartment. The Sellers are also able to offer no forward chain.

The accommodation briefly comprises: private entrance with stairs to first floor, further door to entrance hall, bright lounge with bay window, fully fitted kitchen, two bedrooms and modern bathroom suite. There is a remainder of a 999 year lease and the maintenance of the property is on a shared 'as and when' basis.

ENTRANCE

With double glazed front door, stairs leading to first floor and further glazed door.

ENTRANCE HALL

9' 6" x 4' 5" (2.9m x 1.35m) plus 8' 7" x 3' 10" (2.62m x 1.17m)

LIVING ROOM

16' 0" x 13' 0" (4.88m x 3.96m)

KITCHEN

9' 6" x 8' 11" (2.9m x 2.72m)

BEDROOM ONE

13' 0" x 9' 7" (3.96m x 2.92m)

BEDROOM TWO

13' 4" x 9' 6" (4.06m x 2.9m)



BATHROOM

8' 0" x 7' 0" (2.44m x 2.13m)

OUTSIDE

There is an off road parking area to the rear, for the use of parking one car.

TENURE AND CHARGES

Tenure: Leasehold - 999 years from 1983

Ground Rent: Peppercorn

Service Charges: Shared on an 'as and when' basis

Council Tax Band: A

EPC Rating: C

Size: 70sqm

LOFT SPACE

Fully insulated and mostly boarded.

DISCLAIMER

Please note that while every effort is made to ensure the accuracy of the information provided, errors and omissions can occasionally occur. The details supplied regarding lease terms are based on information obtained from the Land Registry and other relevant sources at the time of review.

Any building alterations, consents, or planning permissions relating to the property have not been verified by House & Son. Verification of such matters, as well as confirmation of lease details and any other legal documentation, should be undertaken by the purchaser's or purchaser's legal representative prior to reliance or completion of any transaction.

House & Son accepts no liability for any loss or inconvenience arising from reliance on information provided in error, save as otherwise required by law.



