



**Hawthorn Road**

Bournemouth, BH9 2QR

**Guide Price £145,000**

- New Lease
- No Forward Chain
- Ground Floor Flat
- Two Bedrooms
- Allocated Parking
- Gas Central Heating
- UPVC Double Glazing
- Ideal FTB or Investment



## HOUSE & SON

House & Son are delighted to offer for sale this purpose built ground floor flat situated in a central location to Winton high street shopping, public transport, recreational parks and choice of good primary and secondary schools including Grammar and Glenmoor/Winton Boys. This home will have a new lease and no forward chain. The property comprises of two bedrooms, modern kitchen and bathroom. An ideal first time purchase or investment (anticipated monthly income of £1,000 - £1,100 per calendar month).

## COMMUNAL ENTRANCE

Porta phone entry.

## COMMUNAL ENTRANCE FOYER

Inner lobby. Panelled front door to No1 flat.

## ENTRANCE HALL

"L"-shaped communicating hallway. Radiator. Coved ceiling. Provision for shoes and coats etc. Porta phone entry.

## LOUNGE

10' 4" x 9' 8" (3.15 m x 2.95 m)

Double glazed window with view over Hawthorne Road and screened hedging. TV aerial connection point.

## KITCHEN

9' 8" x 5' 8" (2.95 m x 1.73 m)

One and half bowl stainless steel sink unit and drainer, mixer tap over. Fitted range of eye level cabinets, fitted range of base units incorporating drawers, roll top work surfaces over, Chimney style cooker filter hood, four ring gas hob and combination oven. Space and plumbing for washing machine, space and plumbing for fridge/freezer.

Wall mounted gas fired combination boiler. Radiator.

## BEDROOM ONE

10' 9" x 9' 4" (3.28 m x 2.84 m)

Double glazed window to front. Radiator.

## BEDROOM TWO

8' 4" x 6' 7" (2.54 m x 2.01 m)

Double glazed window to side. Radiator.

## BATHROOM

6' 2" x 5' 9" (1.88 m x 1.75 m)

Three piece suite. Tiled walls to principal bath area. Bath with mixer tap and shower attachment. Low level WC, pedestal wash hand basin. Radiator. Extractor fan. Recessed ceiling downlighters.



## TENURE

Lease - New lease.

Service charges - £850.00 per six months.

## OUTSIDE

Communal pathway to entrance foyer.

## DISCLAIMER

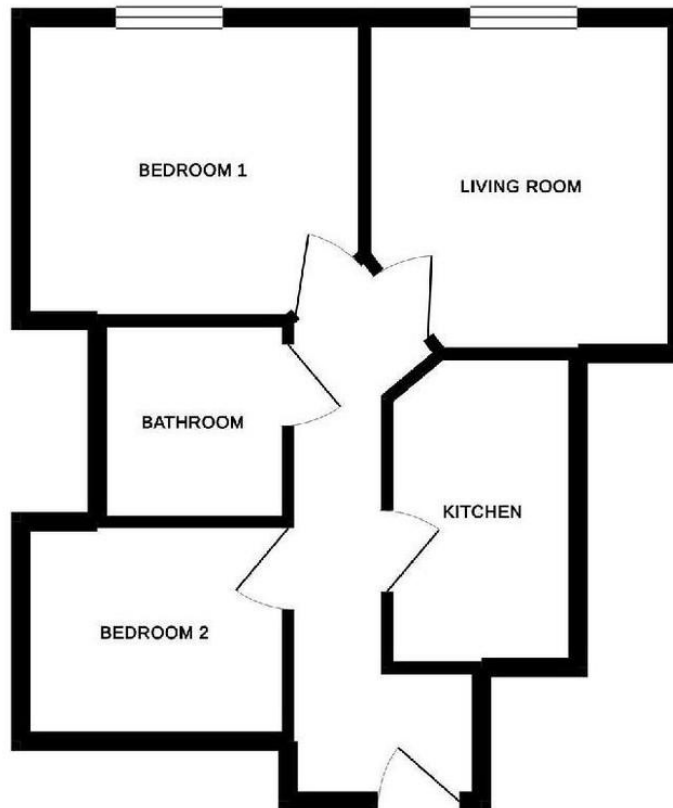
Please note that while every effort is made to ensure the accuracy of the information provided, errors and omissions can occasionally occur. The details supplied regarding lease terms are based on information obtained from the Land Registry and other relevant sources at the time of review.

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.



## Floorplan



### COUNCIL TAX BAND

Tax band B

### TENURE

Leasehold

### LOCAL AUTHORITY

Bournemouth, Christchurch and Poole  
Council

[English](#) | [Contact](#)

### Energy performance certificate (EPC)

Fig 1 The NewHome 10, The NewHome 10, The NewHome 10, The NewHome 10, The NewHome	Energy rating <b>C</b>	Valid until	1 March 2028
		Certificate number	8788-7427-6986-2862-4502
Property type		Ground-floor flat	
Total floor area		44 square metres	

### OFFICE

348 Wimborne Road  
Bournemouth  
Dorset  
BH9 2HH

**T:** 01202 244844

**E:** [winton@houseandson.net](mailto:winton@houseandson.net)

**W:** [www.houseandson.net](http://www.houseandson.net)

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements