



Coombe Avenue

Bournemouth, BH10 5AB

Guide Price £170,000 Plus

- No Forward Chain
- Long Lease
- 11ft x 9ft Kitchen/Breakfast Room
- Two Bedrooms
- Own Private Entrance
- Modern Bathroom
- Good Size Lounge
- Close to Amenities inc Schools and Recreational Parks



house&son



house&son



house&son

HOUSE & SON

House & Son – Residential Sales, Lettings, Property Management, Surveys & Valuation
Leading Independent Property Professionals Since 1939.

Hillview/Redhill location, with access to Redhill Park for recreational facilities, Hillview Parade of shops, Nature reserve at Stour/Muscliff and good primary and secondary schools. A home for all age groups and interests, including first-time buyers and investors.

A modern and well-appointed maisonette flat with a private front door entry, spacious entrance reception, stairs rising to the spacious first floor landing, a substantial kitchen/breakfast room, large lounge, two bedrooms and a modern finished bathroom.

There is no forward chain... A very good example of a well-presented home in the favoured location of Hillview. Not to be missed!

ENTRANCE

Panelled private front door entrance.

ENTRANCE LOBBY

Provision for shoes and coats. Stairs rising to first floor landing. Spacious reception hall. Double-glazed window to the side. Radiator with decorative cover. Large closet for coats and storage etc. Access to loft.

LOUNGE

14' 3 into bay" x 11' 0" (4.34m x 3.35m)

Feature double glazed bay window overlooking Coombe Avenue and tree-lined Leybourne Avenue. Radiator. Media

point. Tall ceilings with ornate coving. An abundance of natural light.

KITCHEN/BREAKFAST ROOM

11' 0" x 9' 10" (3.35m x 3m)

Double glazed window to the rear with a view towards Hillview/Redhill Park. Extensive range of units. Stainless steel sink unit and drainer with taps over. Fitted range of eye level units, complementing fitted range of base units incorporating drawers, roll top work surface over. Part tiled walls. Inset four ring hob, filter hood over. Electric combination oven. space and plumbing for a washing machine. Space for fridge/freezer. Space and provision for a table and chair set. Radiator. Recessed ceiling downlighters and coved ceiling. A light and airy kitchen/breakfast room.

BEDROOM ONE

11' 1" x 11' 0" (3.38m x 3.35m)

Double glazed window to side. Radiator.

BEDROOM TWO

8' 6" x 6' 0" (2.59m x 1.83m)

Double glazed window to front. Radiator. Coved ceiling.

BATHROOM

Obscure double glazed window to rear. Enamelled bath with side panel, shower screen to the side, mixer bath filler taps over and shower attachment.. Tiled contrasting walls.

Pedestal wash hand basin. Low level WC. Radiator.

TENURE

Leasehold - 125 years from the 25th December 2006.

Ground Rent - £ 200.00 per annum.

Maintenance - 30% share.

DISCLAIMER

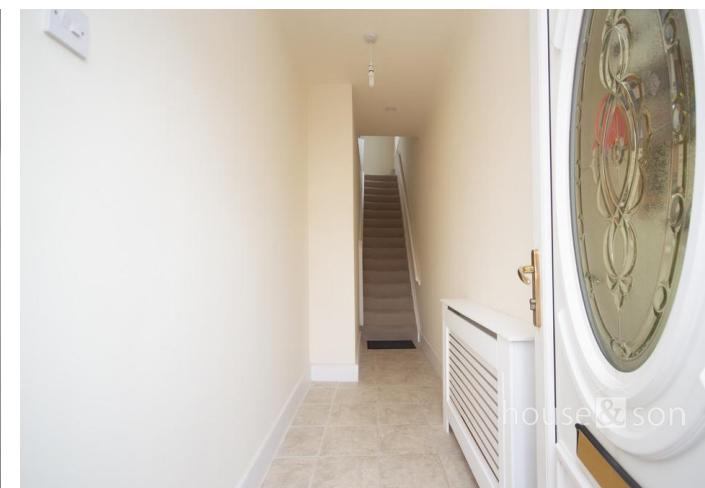
Please note that while every effort is made to ensure the accuracy of the information provided, errors and omissions can occasionally occur. The details supplied regarding lease terms are based on information obtained from the Land Registry and other relevant sources at the time of review.

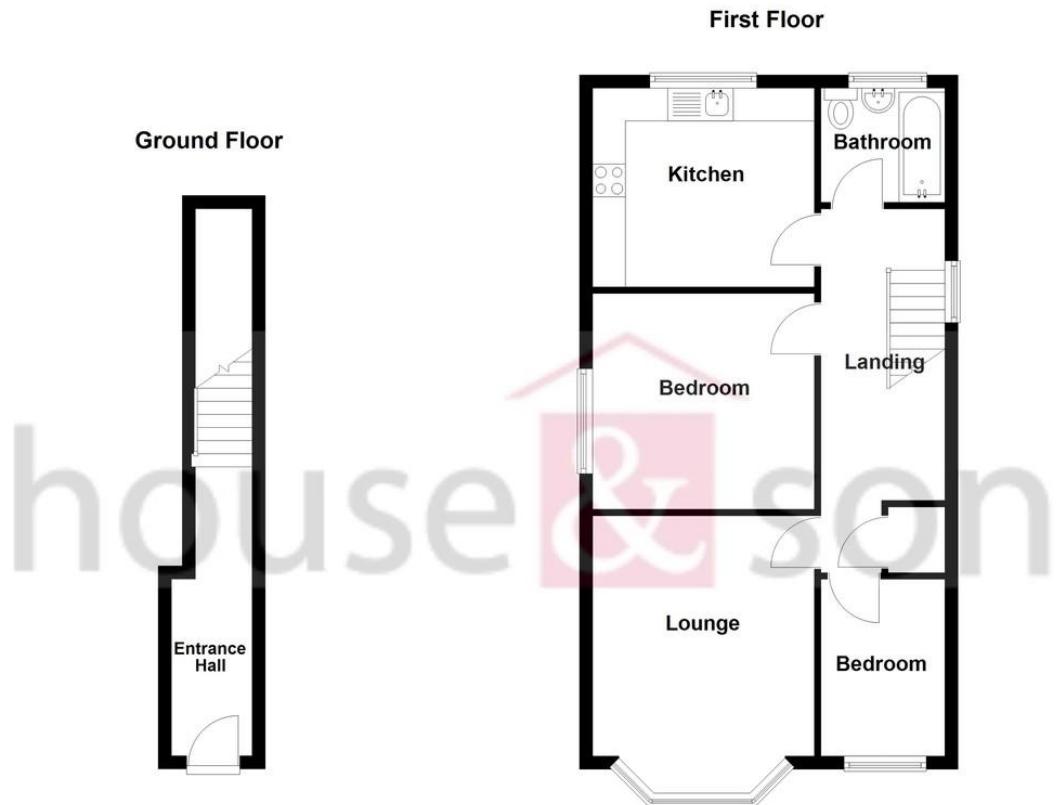
Any building alterations, consents, or planning permissions relating to the property have not been verified by House & Son. Verification of such matters, as well as confirmation of lease details and any other legal documentation, should be undertaken by the purchaser's or purchaser's legal representative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

AGENT'S NOTE

Gas fired combination boiler is located in the kitchen larder cabinet.





Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit www.bournemouthenergy.co.uk (Tel: 01202 556006)

Plan produced using PlanUp.

COUNCIL TAX BAND

Tax band A

TENURE

Leasehold

LOCAL AUTHORITY

Bournemouth, Christchurch and Poole Council

[Find an energy certificate \(I\)](#)

English | [Cymraeg](#)

Energy performance certificate (EPC)

83a Combe Avenue BOURNEMOUTH BH10 5AB	Energy rating	Valid until:
	D	29 October 2035

Property type	Top-floor flat
Total floor area	55 square metres

OFFICE

348 Wimborne Road
Bournemouth
Dorset
BH9 2HH

T: 01202 244844

E: winton@houseandson.net
W: 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 and 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