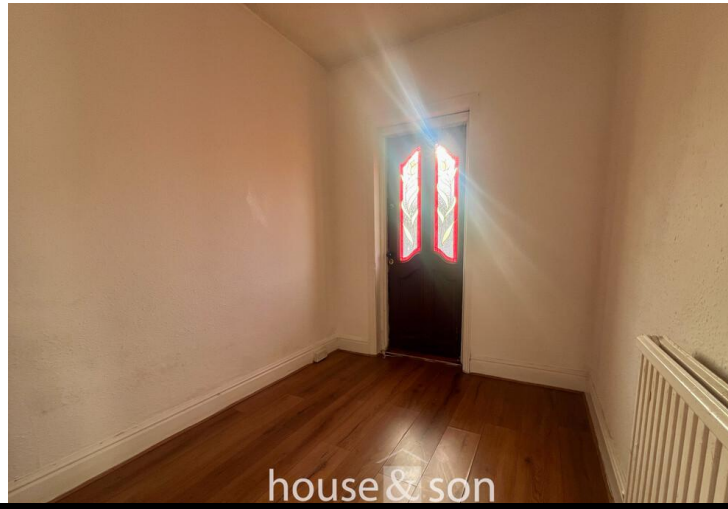






house & son

Markham Road

Bournemouth, BH9 1JA

Guide Price £160,000-£170,000

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- Charming First Floor Apartment
- Two Bedrooms
- Lounge
- Separate Kitchen
- Gas Central Heating
- Double Glazing
- Good School Catchments







HOUSE & SON

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

House & Son are delighted to present for sale this charming first-floor two-bedroom character apartment situated in the highly sought-after Markham Road, BH9.
Guide Price £160,000 - £170,000
Forming part of an attractive period conversion, this characterful home combines original architectural features with modern comforts, including gas central heating and double glazing throughout. The property further benefits from a private balcony and occupies a convenient position close to local amenities, excellent transport links and highly regarded schools.
Location

Situated on the ever-popular Markham Road, the property enjoys convenient access to both Winton and Charminster high streets, offering an extensive range of independent shops, cafés, restaurants and everyday amenities.
Winton Recreation Ground is just a short distance away and provides open green space, a café, children's play facilities, cricket pitch and running track. Bournemouth Town Centre and the award-winning sandy beaches are also within easy reach, whilst regular bus services provide excellent connectivity across the conurbation.

Viewing is highly recommended to appreciate the character, location and lifestyle on offer.

ENTRANCE HALL

Accessed via a UPVC double-glazed communal entrance door with stairs rising to the first-floor accommodation. Original timber-framed window to the side aspect. Provides access to all principal rooms.

LOUNGE

14' 3 into bay" x 11' 11" (4.34m x 3.63m)
A bright and welcoming reception room featuring a south-facing UPVC double-glazed bay window, allowing for excellent natural light. Laminate flooring, double radiator and ample space for both living and dining furniture.

BEDROOM ONE

11' 10" x 11' 1" (3.61m x 3.38m)
A well-proportioned double bedroom with UPVC double-glazed window overlooking the rear aspect and double

radiator.

BEDROOM TWO

8' 8" x 7' 1" (2.64m x 2.16m)

Featuring a leaded-glass timber door providing direct access onto a private balcony. Versatile accommodation suitable as a second bedroom, guest room or home office.

KITCHEN

9' 7" x 8' 0" (2.92m x 2.44m)

Fitted with a range of base and matching wall-mounted units with rolled-edge work surfaces over. Integrated electric fan-assisted oven with four-ring gas hob. Large built-in storage cupboard housing the Glow-worm gas-fired combination boiler. Double-glazed window to the side aspect.

BATHROOM

8' 11" x 4' 1" (2.72m x 1.24m)

Comprising a white three-piece suite incorporating a panel-enclosed bath with electric shower over, pedestal wash hand basin and low-level WC. Obscure-glazed window to the side aspect, radiator, part-tiled walls and complementary Aqua Board finishes.

CHARGES AND TENURE

Service charges - £371.00.
Ground rent: 60.00.
Lease: Long lease.

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.



COUNCIL TAX BAND

Tax band B

TENURE

Leasehold

LOCAL AUTHORITY

Bournemouth, Christchurch and Poole Council

Energy performance certificate (EPC)

78b, Markham Road BOURNEMOUTH BH9 1JA	Energy rating E	Valid until:	25 April 2027
		Certificate number:	8333-7424-5120-7106-2926
Property type	Top-floor flat		
Total floor area	55 square metres		

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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