



# 44 Charminster Avenue

Charminster, Bournemouth, BH9 1SA

Asking Price £250,000



## Road Map



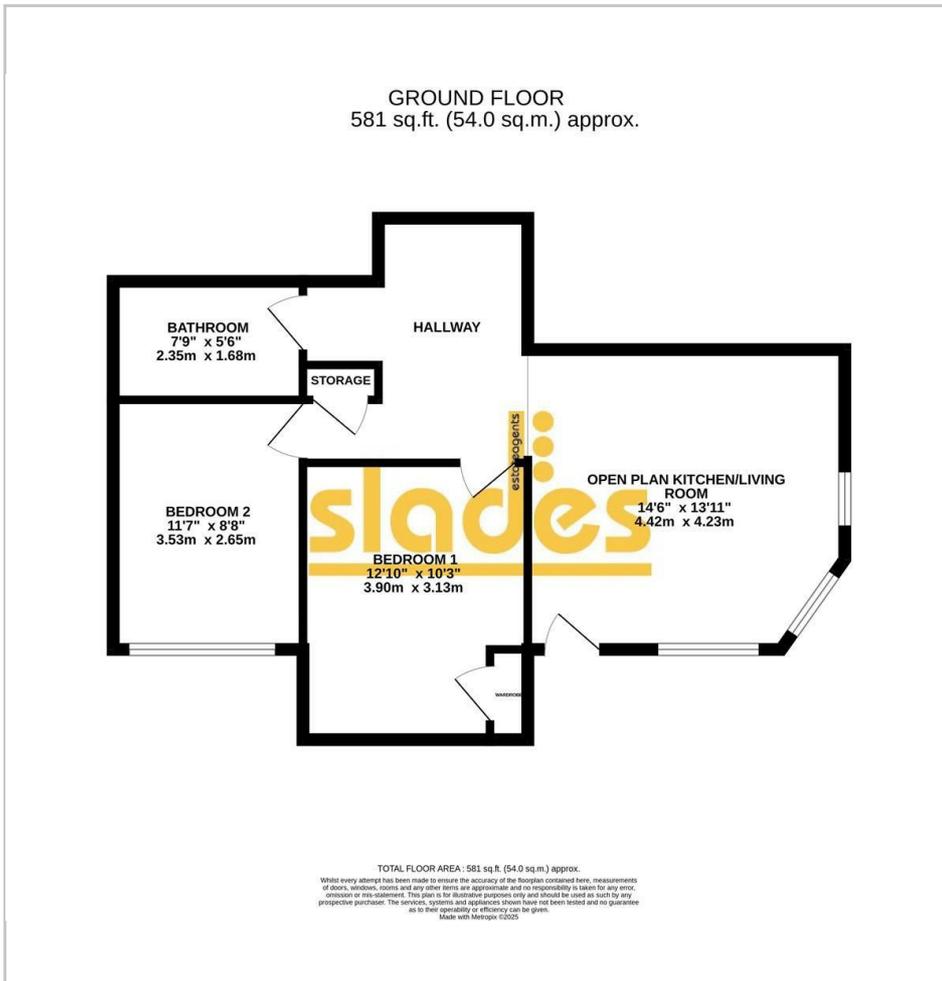
## Hybrid Map



## Terrain Map



## Floor Plan



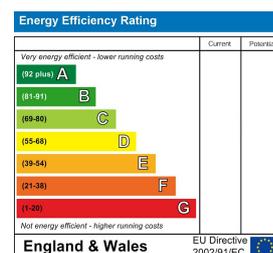
- LUXURY NEW CONVERSION
- PRIVATE ENTRANCE
- OPEN PLAN KITCHEN/LOUNGE
- TWO BEDROOMS
- STYLISH BATHROOM
- PRIVATE GARDEN
- ALLOCATED PARKING WITH EV CHARGING POINT
- NO FORWARD CHAIN

## Viewing

Please contact our Slades Estate Agents Office on 01202548855 if you wish to arrange a viewing appointment for this property or require further information.



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

301 Wimborne Road, Bournemouth, BH9 2AA  
Tel: 01202548855 Email: [info@sladesproperty.co.uk](mailto:info@sladesproperty.co.uk) <https://www.sladesproperty.co.uk>

**\*\* NEWLY CONVERTED 2 BEDROOM GARDEN APARTMENT \*\*** Luxury 2 bedroom GROUND FLOOR converted apartment boasting a good sized accommodation and **ALLOCATED PARKING** with EV charging point



The accommodation with approximate room sizes comprises of a frosted glazed uPVC private entrance door leading into the

#### OPEN PLAN LIVING ROOM & KITCHEN

14'6 x 13'11 (4.42m x 4.24m)

Pendant lighting, smoke alarm, convection radiator with thermostatic valve and triple aspect uPVC double glazed windows. Extensive range of matching wall and base level cabinets with stone effect working surfaces with matching up stands incorporating a single drainer stainless steel sink with chrome mixer tap, 4 ring hob and chimney style extractor hood over, under counter fan assisted oven, integrated washing machine and full height fridge freezer. Boiler cupboard. Further dining area and doors to

#### BEDROOM 1

12'10 x 10'3 (3.91m x 3.12m)

with central pendant light, convection radiator with thermostatic valve and uPVC double glazed window overlooking the private garden. Built-in floor to ceiling wardrobe with both hanging and shelving space.

#### BEDROOM 2

11'7 x 8'8 (3.53m x 2.64m)

with inset LED spotlights, convection radiator with thermostatic valve and uPVC double glazed window overlooking the private garden.

#### BATHROOM

7'9 x 5'6 (2.36m x 1.68m)

being of a generous size with inset LED spotlights, extractor unit and ladder style chrome towel rail. Modern suite comprising of a 'P'-shaped combined

bath shower with thermostatically controlled taps and shower valve and a glazed screen. Close couple WC with dual central flush and vanity style sink unit with chrome monoblock tap. Feature wall panelling.

#### OUTSIDE

Flat 1 benefits from a PRIVATE ENCLOSED GARDEN immediately in front of the property which is predominantly laid to artificial lawn with recently planted surround bushes which will eventually provide a good degree of privacy. There is also an **ALLOCATED PARKING SPACE** with **CHARGING POINT**.



