

Ground Floor Purpose-Built Flat with Garden & Own Entrance

Tenure: Leasehold: approx 169 years remaining

Approx 34 sq meters (365 sq ft)

Well-Planned Accommodation

Parking for 2 Cars

15 Marquis Way, Bearwood,
Bournemouth, Dorset. BH11 9TL

Price £155,000

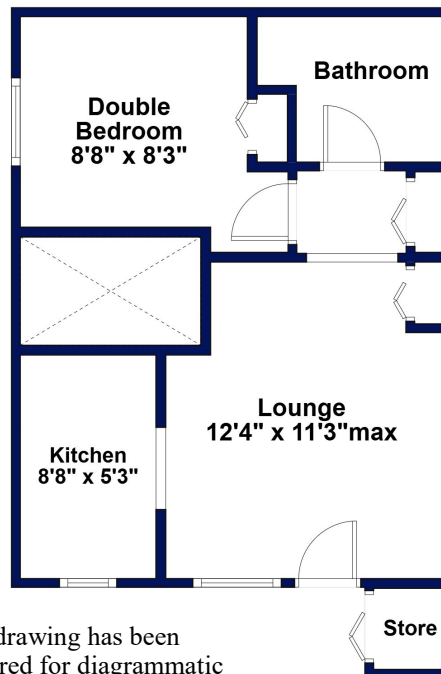
- Own Private Entrance
- Garden Space with Store
- Fitted Kitchen
- Lounge

- Double Bedroom
- Bathroom
- Parking for 2 Cars
- Long Lease & Low Outgoings

Well presented Ground-Floor, purpose-built 1-Bedroom Flat, situated in a pleasant residential area, near to local amenities. Good road links provide access to Bournemouth & Poole. This particular Flat has its own private entrance and area of garden, plus 2 parking spaces. Internal viewing is recommended!

Accommodation and approximate room sizes:

- **Lounge:** A bright room which easily accommodates lounge furniture. Useful storage cupboards.
- **Kitchen:** Fitted kitchen with a range of wall and floor cupboards. Space for cooker, fridge/freezer & washing machine.
- **Double Bedroom:** Double bedroom with recessed double wardrobe. Ottoman double bed & nest of drawers.
- **Bathroom:** Panelled bath with mixer tap and electric shower over. Vanity wash basin & WC. Chrome heated towel rail.
- **Gas Central Heating & PVCu Double-Glazing**
- **Allocated Parking Bay**
- **Private Area of Garden with Patio Area & Paved Parking Bay** for second car. Exterior Store cupboard.
- **Service Charge:** Shared, on a 'as and when' basis.
- **Building & Contents Insurance:** approx £180 per year
- **Ground Rent:** £0
- **Leasehold:** 189 years from August 2006
- **Council Tax Band:** 'A' **Energy Rating:** 'C'



This drawing has been prepared for diagrammatic purpose. Not to scale.



Fitted Kitchen



Lounge



Private Garden & Own Entrance



Double Bedroom



Bathroom



Lounge

IMPORTANT NOTE: These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of any contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any of the services, appliances, equipment or facilities are in good working order or have been tested. Purchasers should satisfy themselves on such matters prior to purchase. Ref W05329