



Ensbury Park Road

Bournemouth, BH9 2SH

Offers In Excess Of
£160,000

- In Excess of 160 Year Lease
- No Ground Rent
- Ground Floor Garden Flat
- Own Private Front Door Entrance
- Spacious Double Bedroom
- Gas Central Heating and Double Glazing
- Fresh Decoration and Flooring (where specified)
- Sunny Lawned Garden
- Garage



HOUSE & SON

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

'A real gem' of a home, waiting for a new owner!

Lease extended with a term of 160 years plus and no ground rent. A ground floor garden flat which benefit from its own private front door entrance, private sunny garden to rear, spacious double bedroom, gas fired central heating and double glazing. The property has been recently re-decorated and new flooring (where specified). This property is situated in central location with access to all local amenities including shopping, recreational parks and travel links to further afield. Not to be missed!

PRIVATE ENTRANCE

UPVC private front door to entrance lobby. Archway to kitchen.

KITCHEN

8' 5" x 8' 0" (2.57m x 2.44m)

Double glazed window to side. Single bowl sink with mixer tap over. High gloss white cabinets comprising of fitted eye level units, complementing base units incorporating drawers, roll top work surfaces. Space for cooker, space and plumbing for washing machine, space for fridge/freezer.

Wall mounted combination boiler.

INNER HALLWAY

Obscure double glazed window to side. Media station area. Understair storage. Radiator.

LOUNGE

14' 1 into bay" x 13' 1" (4.29m x 3.99m)

Double glazed bay window to front with view over lawned garden. Step up tiled hearth with display mantle. Radiator. Coved ceiling. A bright and airy room, southerly aspect.

BEDROOM

12' 1" x 11' 1 max" (3.68m x 3.38m)

Double glazed window to rear. Built in storage closet. Tall ceilings.

BATHROOM/SOWER ROOM

8' 10" x 6' 2" (2.69m x 1.88m)

'L'-shaped bathroom, currently arranged as shower room. Obscure double glazed window to rear. Step up shower enclosures with Aqua boarding. Fitted shower, pedestal wash hand basin, enclosed cistern WC. Radiator.

OUTSIDE FRONT

Neat red brick boundary wall. Lawned.

DRIVEWAY TO SIDE

Concrete hardstanding/communal driveway to side extending through to garage.

GARAGE

Semi detached 'compton' style garage. Up and over door.

REAR GARDEN

Lawned garden enjoying a private sunny aspect. Approximately 40ft deep x 15ft width.

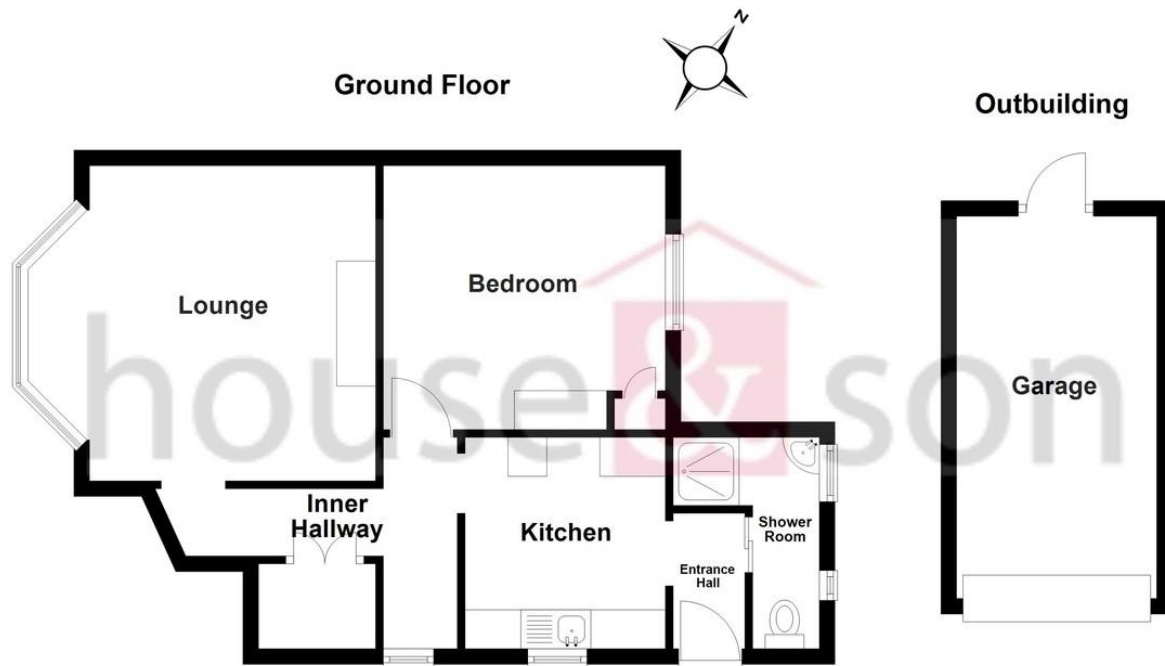
DISCLAIMER

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Total area: approx. 59.8 sq. metres (644.1 sq. feet)

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 (f) [English](#) | [Cymraeg](#)

Energy performance certificate (EPC)

55a Embury Park Road BOURNEMOUTH BH9 2DH	Energy rating D	Valid until: 10 September 2030
		Certificate number: 9898-5065-6231-7290-0264

Property type	Ground-floor flat
Total floor area	46 square metres

OFFICE

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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 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