

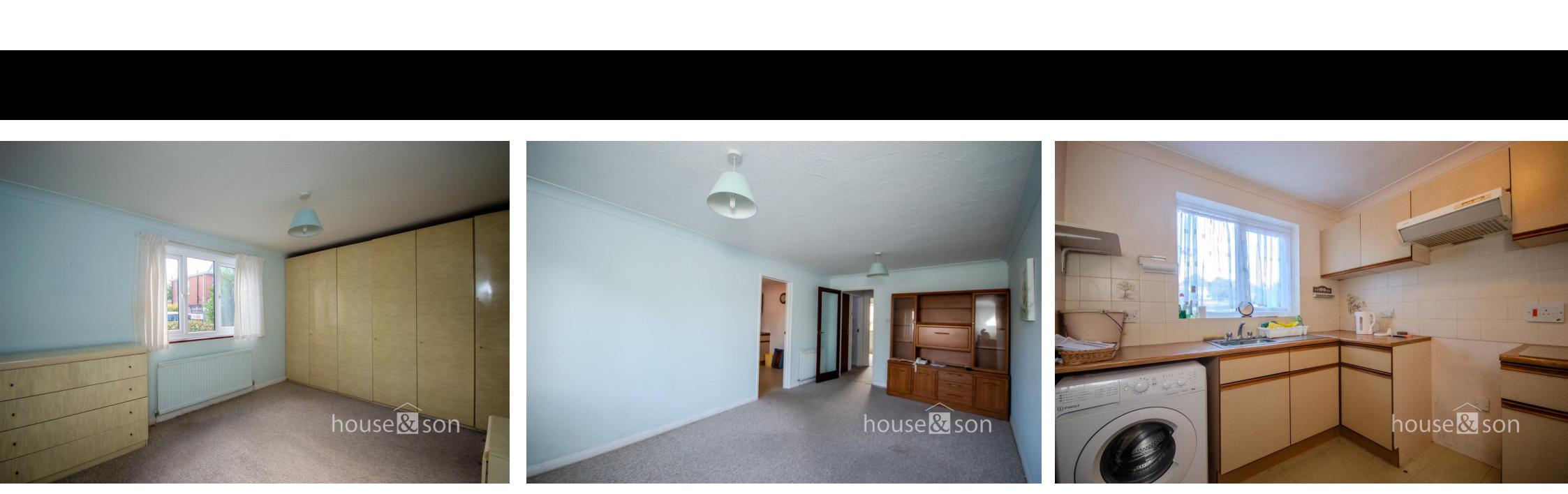


**Elmes Road**  
Bournemouth, BH9 2SX

**Guide Price £150,000**



- Purpose Built Ground Floor Flat
- Living/Dining Room
- Separate Kitchen
- Double Bedroom
- Modern Shower Room
- Long Lease with Freehold Title
- Garage
- Level Walk to Local Shops and Bus Routes



## HOUSE & SON

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

House & Son are delighted to be able to offer for sale this spacious one bedroom purpose built ground floor flat situated minutes from High Street shopping facilities. Benefits include freehold title, vacant possession, garage, gas central heating, UPVC double glazing, modern shower room, separate kitchen, 17ft living/dining room. The property is situated in a much sought after residential area being within easy reach of High Street shops, facilities and bus routes to Bournemouth town centre.

## COMMUNAL ENTRANCE

UPVC double glazed door to communal entrance hall. Door

to entrance hall.

## ENTRANCE HALL

Cupboard housing electric fuse board, wall mounted thermostat, cupboard housing hot water tank and slatted shelves, programmer.

## LIVING/DINING ROOM

**17' 4" x 9' 11" (5.28m x 3.02m)**

Two radiators. UPVC double glazed window to rear, coved and textured ceiling. Door to kitchen.

## KITCHEN

**9' 9" x 7' 7" (2.97m x 2.31m)**

Single bowl single drainer sink unit inset roll top work surfaces with range of cupboards beneath, space for gas electric cooker. Further range of base units, wall mounted

matching cupboards, filter hood, space and plumbing for washing machine, space for fridge/freezer, tiled splashback. Radiator. UPVC double glazed window to rear. Coved and textured ceiling. Wall mounted gas fired boiler serving central heating and hot water.

## BEDROOM

**11' 11" x 9' 9" (3.63m x 2.97m)**

UPVC double glazed window to front. Radiator.

## SHOWER ROOM

Fully fitted, single tray shower cubicle with built in shower over and hand held shower attachment. Pedestal wash hand basin, low level W C and chrome heated towel rail/radiator. UPVC double glazed frosted window to side.

## GARDENS

With the flat is part of the front and rear gardens.

## DRIVEWAY AND GARAGE

Driveway leads to garage No2. Up and over door.

## TENURE

Leasehold with a Freehold title.

Ground Rent - £50.00 per annum.

## 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.



## Ground Floor

Approx. 44.1 sq. metres (475.0 sq. feet)



Total area: approx. 44.1 sq. metres (475.0 sq. feet)

### COUNCIL TAX BAND

Tax band B

### TENURE

Freehold

### LOCAL AUTHORITY

Bourne mouth, Christchurch and Poole Council

English | [Cymraeg](#)

### Energy performance certificate (EPC)

Flat 2 18 Elmlea Road Bournemouth BH9 2EX	Rating: <b>C</b>	Valid until: 21 April 2026
Property type Total floor area	Ground-floor flat 44 square metres	Reference number 3403-0524-0409-0460-8228

### OFFICE

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