



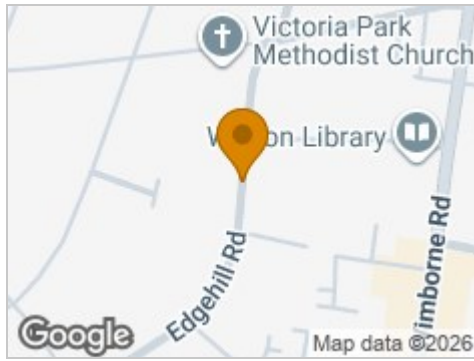
84 Edgehill Road

Winton, Bournemouth, BH9 2PH

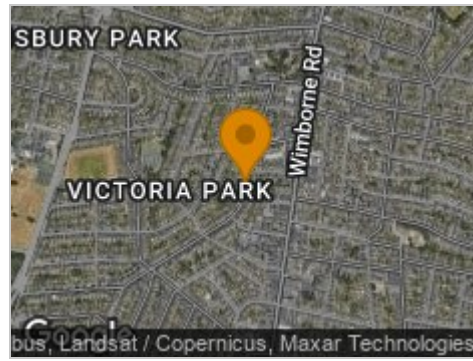
Asking Price £190,000



Road Map



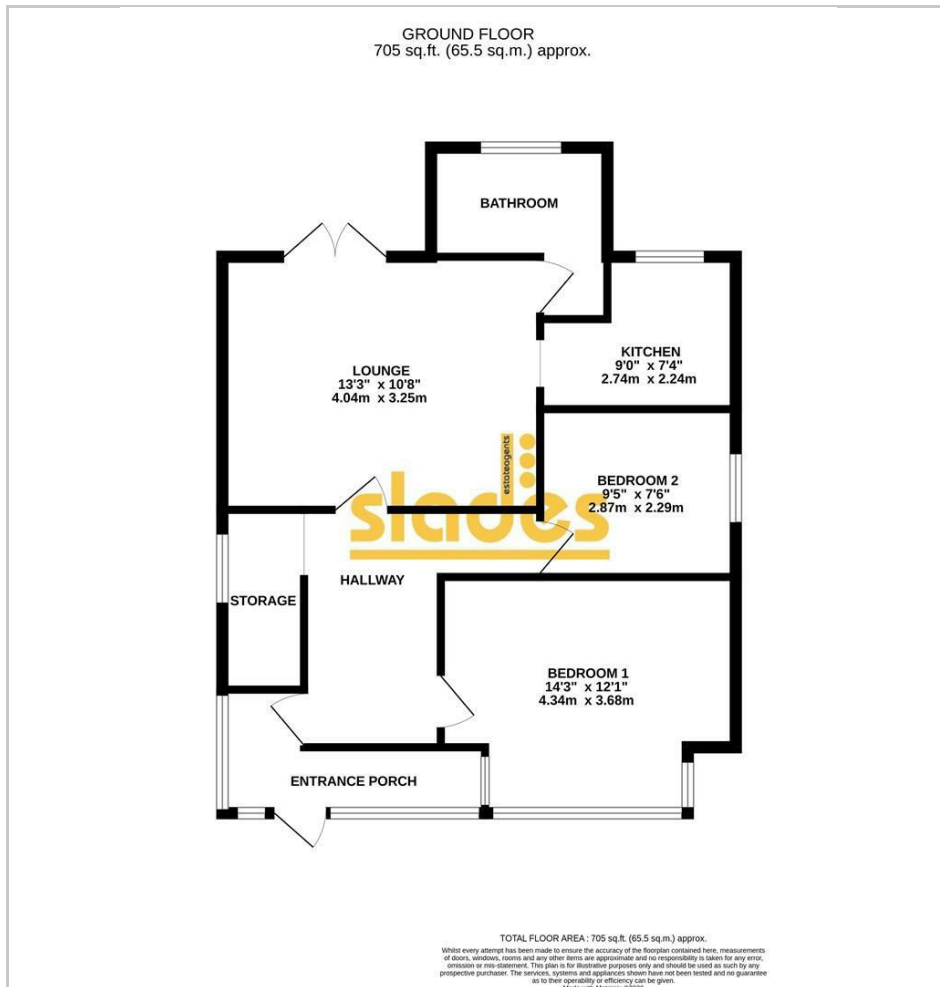
Hybrid Map



Terrain Map



Floor Plan



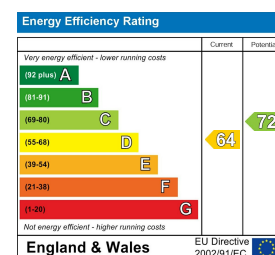
- GROUND FLOOR FLAT WITHIN BH9
- 2 BEDROOMS
- MODERN KITCHEN
- MODERN FULLY TILED BATHROOM
- LIVING ROOM WITH DIRECT GARDEN ACCESS
- SHARED REAR GARDEN
- OFF ROAD PARKING
- NO FORWARD CHAIN

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.



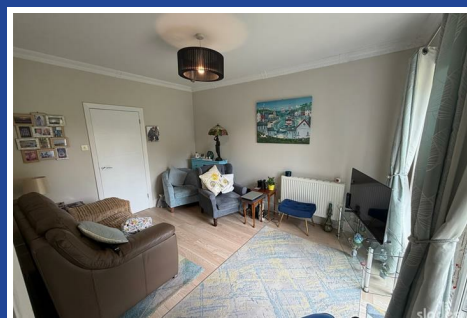
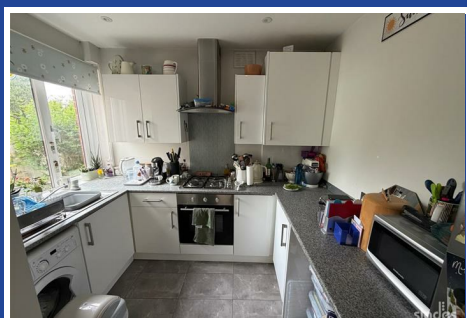
Energy Efficiency Graph



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
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**** NO FORWARD CHAIN ** A well presented 2 bedroom ground floor apartment with shared garden in this sought after residential location**



The accommodation with approximate room sizes comprises of a recently installed uPVC ENTRANCE PORCH with further door to the ground floor flat.

ENTRANCE HALL

with wall light, convection radiator and frosted glazed uPVC window to the front elevation. Wood effect laminate flooring. Useful understairs storage space with wall light and frosted glazed uPVC window to the side elevation. Doors to

LIVING ROOM

with decoratively coved ceiling and central pendant light, radiator with thermostatic valve. Continuous laminate flooring from the hallway. uPVC double glazed casement doors leading onto the PRIVATE REAR TERRACE and garden beyond. Archway through to

KITCHEN

having inset LED spotlights, smoke alarm, convection radiator with thermostatic valve and a range of matching wall and base level high gloss finished cabinets with rolled edge working surfaces and matching upstands. Single drainer stainless steel sink with monoblock tap, four burner gas hob with extractor hood over and decorative splashback and under counter oven. Space and plumbing for washing machine, space for full height fridge freezer and extended breakfast bar area. Wall hung 'Glowworm' gas central heating combination boiler concealed within matching unit. uPVC double glazed window to the rear elevation. Ceramic tiled floor.

BATHROOM

with ceiling light, fully tiled walls and ceramic tiled

floor. Frosted glazed uPVC window to the rear elevation. Modern white suite comprising of a panel enclosed bath with chrome taps and wall mounted 'Mira Jimo' electric shower with glazed shower screen over bath. Close couple WC with dual central flush. Pedestal wash hand basin with mono block tap. Medicine cabinet, chrome heated towel rail.

BEDROOM ONE

having moulded ceiling cornice and central pendant light, convection radiator and large uPVC double glazed square bay window to the front elevation.

BEDROOM TWO

central pendant light, convection radiator with thermostatic valve and uPVC double glazed window to the side elevation.

OUTSIDE

Hardstanding forecourt provides OFF ROAD PARKING which is allocated to the ground floor flat with established flower and shrub borders surrounding. A pathway leads alongside the property to the rear garden where a good proportion is conveyed with the ground floor flat together with the decked area immediately abutting the living space.

TENURE

we understand there is approximately 150 years remaining on the lease and there is no ground rent payable

The MAINTAINANCE is shared equally with the first floor flat.

