



Kirtleton Avenue, Dorset, DT4 7PS
Asking Price Of £135,000 Leasehold


MARTIN&CO

- SPACIOUS ONE-BEDROOM APARTMENT
- 15FT DOUBLE BEDROOM
- GENEROUS OPEN-PLAN KITCHEN
- ALLOCATED PARKING SPACE
- 999-YEAR LEASE FROM 2008
- COUNCIL TAX BAND A
- SECURE ENTRY SYSTEM



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.



A SPACIOUS ONE-BEDROOM HOME OFFERING GENEROUS LIVING ACCOMMODATION, A SEPARATE KITCHEN AND WELL-PROPORTIONED DOUBLE BEDROOM.

The property offers an appealing layout arranged over two floors, with the principal living accommodation on the ground floor and the bedroom positioned separately on the first floor.

On entering the property, the hallway provides access to the ground-floor accommodation and stairs leading to the first floor.

The living room measures approximately 14'6" x 12'9" (4.42m x 3.89m) and provides an excellent amount of space for both lounge and dining furniture. With its generous proportions, this is a particularly usable main reception room and forms the heart of the home.

Separate from the living space is the kitchen, measuring approximately 9'4" x 8'7" (2.84m x 2.62m).

It is fitted with a range of wall and base units, work surfaces and space for appliances, providing a practical kitchen without compromising the size of the main living room.

The ground floor also benefits from a separate bathroom, conveniently positioned off the hallway.

Stairs rise to the first floor where the accommodation opens into a particularly generous double bedroom measuring approximately 15'0" x 8'9" (4.57m x 2.67m). The size of the room allows plenty of space for a double bed together with wardrobes and additional bedroom furniture.

The arrangement of the accommodation across two levels gives the property a noticeably different feel from a conventional one-bedroom apartment, with the bedroom separated from the main living areas.

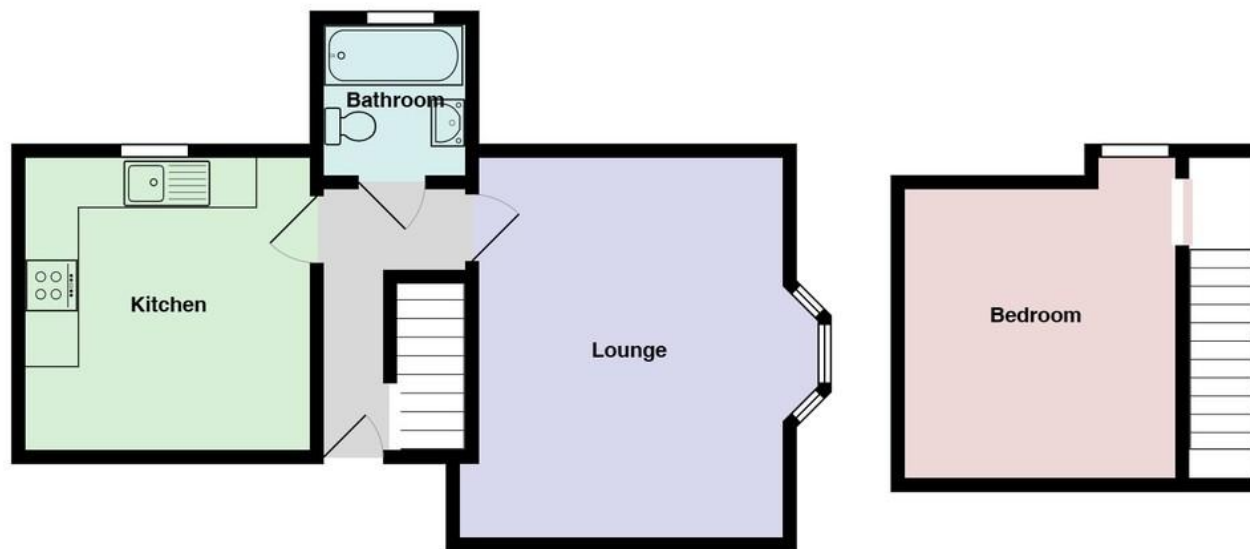
With its generous living room, separate fitted kitchen, 15ft bedroom and practical two-storey layout, the



property would make an appealing first-time purchase, investment or low-maintenance home.

Viewing is recommended to appreciate the space and layout on offer.





All measurements are approximate and for display purposes only

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