

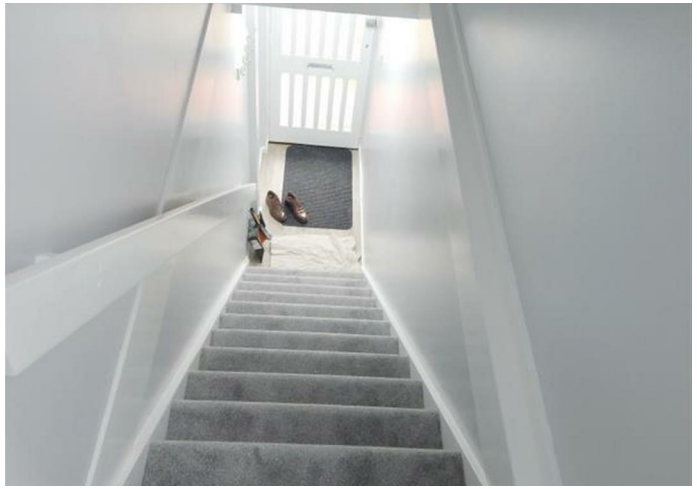



Flat

38 COLEHILL CRESCENT, BOURNEMOUTH, BH9 3QQ

Asking Price

£168,950

FEATURES

- PEPPERCORN GROUND RENT
- 953 YEARS REMAINING ON THE LEASE
- ALLOCATED PARKING
- IDEAL FTB
- PERFECT LONG-TERM INVESTMENT £925 PCM
- FULLY REDECORATED
- PURPOSE BUILT FLAT
- VACANT POSSESSION

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SIMPSONS
estate agents

1 Bedroom Flat located in Bournemouth

ENTRANCE

On entry via a wooden front door with glazed inlay into a generous size hallway with wood effect flooring, newly carpeted stairs leading to the first floor landing with doors leading to all primary rooms, textured ceiling, loft hatch, two storage cupboards, one housing the hot water tank, internal glazed window offering light from the lounge area.

LOUNGE

14'9" x 11'5"

A very generous size room offering ample space for a selection of furniture, twin UPVC windows to the front aspect, smooth plastered walls with textured ceiling, new carpet flooring, newly fitted wall heaters, LED ceiling light.

KITCHEN

9'10" x 5'6"

A very well appointed kitchen with a good amount of wall and floor mounted units in white, stone effect worktops, wood style flooring, tiled splashback, stainless steel sink, electric hob and oven, extractor fan, spaces for a selection of white goods, UPVC window to the rear aspect, LED light with multi-function setting.

BEDROOM

9'10" x 8'10"

New carpet flooring, textured ceiling, smooth plastered walls, fitted wardrobes, UPVC window to rear aspect, generous size doubled bedroom, LED light with multi-function light settings, new wall mounted heater.

BATHROOM

4'7" x 5'6"

A delightful and modern bathroom with part-tiled walls and splashback, low level WC, hand basin, bath with shower attachment and a glass shower screen, wood style flooring, wall heater with Bluetooth connection, UPVC window to the side aspect.

OUTSIDE SPACE

The property is accessed via a path leading to the private entrance, outside storage. The allocated parking is located to the rear of the the property.

AML

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, SmartSearch will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), SmartSearch will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £35 + VAT per person will apply for these checks.



















Ground Floor



Call us on

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Council Tax Band

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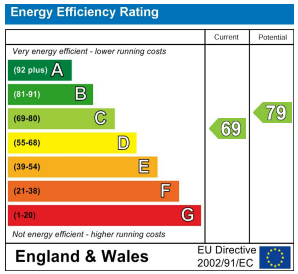

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements