



**First Floor Flat Hankinson Road, Bournemouth BH9 1HR**

welcome to

## First Floor Flat Hankinson Road, Bournemouth

Step into modern living with this stunning two-bedroom first-floor flat on Hankinson Road, BH8! Featuring a bright open-plan lounge/kitchen, share of freehold, and NO service charges or ground rent. Chain-free and moments from Charminster High Street – perfect for first-time buyers or investors!



## First Floor

Approx. 58.8 sq. metres (633.3 sq. feet)



## Landing

## Lounge Kitchen Diner

16' 9" x 15' 6" ( 5.11m x 4.72m )

## Bedroom One

11' 10" max x 10' 11" ( 3.61m max x 3.33m )

## Bedroom Two

10' 11" max x 8' 3" ( 3.33m max x 2.51m )

## Bathroom

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- First Floor Flat
- Two Double Bedrooms
- Bright Open-Plan Living/Kitchen Area
- Share of Freehold – No Service Charge or Ground Rent
- No Forward Chain

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2001. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

**£180,000**



**view this property online** [fox-and-sons.co.uk/Property/WTN110781](http://fox-and-sons.co.uk/Property/WTN110781)

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Property Ref:  
WTN110781 - 0002



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