

## GFF 84 Edgehill Road, Bournemouth, Dorset, BH9 2PH

£210,000

- CHAIN FREE
- UPVC DOUBLE GLAZING
- SHARED REAR GARDEN
- 150 YEAR LEASE
- GAS CENTRAL HEATING
- TWO BEDROOMS
- ORP FOR ONE CAR

# GFF 84 Edgehill Road, Bournemouth BH9 2PH

Abbey Estates are delighted to offer a well presented 2 Bedroom Ground Floor Leasehold Flat with shared access to a maintained garden. Nestled within a residential road but still a short distance from local amenities and main transport links. The area offers an excellent array of restaurants, takeaways and supermarkets all within easy access.

The current owner has recently extended the lease to 150 Years, alongside a peppercorn ground rent and the Service Charge are ad hoc – when required with the freeholder.



Council Tax Band: B



## **ENTRANCE PORCHWAY TO**

### **FLAT DOOR WITH ENTRANCE HALLWAY**

Double panelled radiator, smoke alarm, understairs storage space, laminated flooring, UPVC double glazed window to front aspect, doors to

### **LOUNGE**

3.25m x 4.04m (10'8 x 13'3)

Radiator, UPVC double glazed window to rear aspect, door to rear garden, power points, laminated flooring, Archway to

### **KITCHEN**

2.74m max x 2.24m max (9' max x 7'4 max)

Modern comprising of a range of wall units, fitted gas hob with oven under and extractor over, Breakfast Bar, single stainless sink unit with mixer tap, radiator, space for washing machine, space for fridge / freezer, cupboard housing gas boiler, UPVC double glazed window to rear aspect, dimmer lights, power points.

### **BATHROOM**

Modern comprising of a panelled bath with electric shower and screen, close coupled w.c., pedestal wash hand basin, Obscure UPVC double glazed window to rear aspect, heated towel rail, tiled splashback walls, tiled flooring.

### **BEDROOM ONE**

3.68m x 4.34m into bay (12'1" x 14'3" into bay)

Radiator, coved ceiling, power points, UPVC double glazed window to front aspect.

### **BEDROOM TWO**

2.87m x 2.29m (9'5 x 7'6)

UPVC double glazed window to side aspect, radiator, power points.

### **REAR GARDEN**

Shared - Garden plan attached with red shading confirming the area belonging to the ground floor flat.

### **LEASE 150 YEARS**

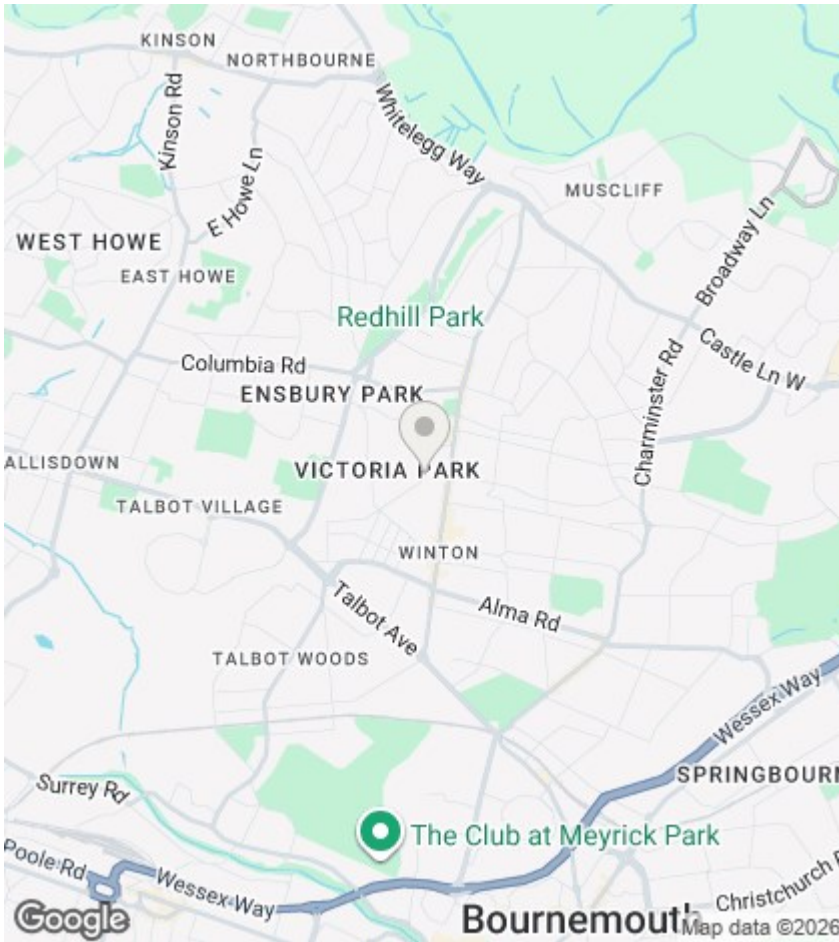
#### **Abbey Estates – Disclaimer**

These particulars are provided for guidance only and do not form part of any offer or contract. All descriptions, measurements, photographs and floor plans are for illustrative purposes and may be approximate. Abbey Estates has not tested any services, appliances or systems. In accordance with the Consumer Protection from Unfair Trading Regulations 2008, material information is provided in

good faith; however, buyers must satisfy themselves as to the accuracy of all details and seek independent professional advice before proceeding.

### **FRONT**

ORP FOR ONE CAR



## Directions

## Viewings

Viewings by arrangement only. Call 01202 777704 to make an appointment.

## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		64	72
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

