



HIVE



FLAT 3  
121 CAPSTONE ROAD  
BOURNEMOUTH  
BH8 8RY



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## *Agent's introduction*

Spacious ground floor flat in Charminster with front and side private gardens, allocated parking, and high ceilings throughout. The accommodation includes an entrance hall, lounge/diner, kitchen with utility room and garden access, one generous double bedroom and one small double. Ideally located within walking distance of Charminster Road's cafés, restaurants and shops, and approximately 1.4 miles from Bournemouth Beach, with excellent commuter links via the A338 and A31. Benefits from no service charge, low £50 annual ground rent, and shared maintenance and buildings insurance across six flats.





  
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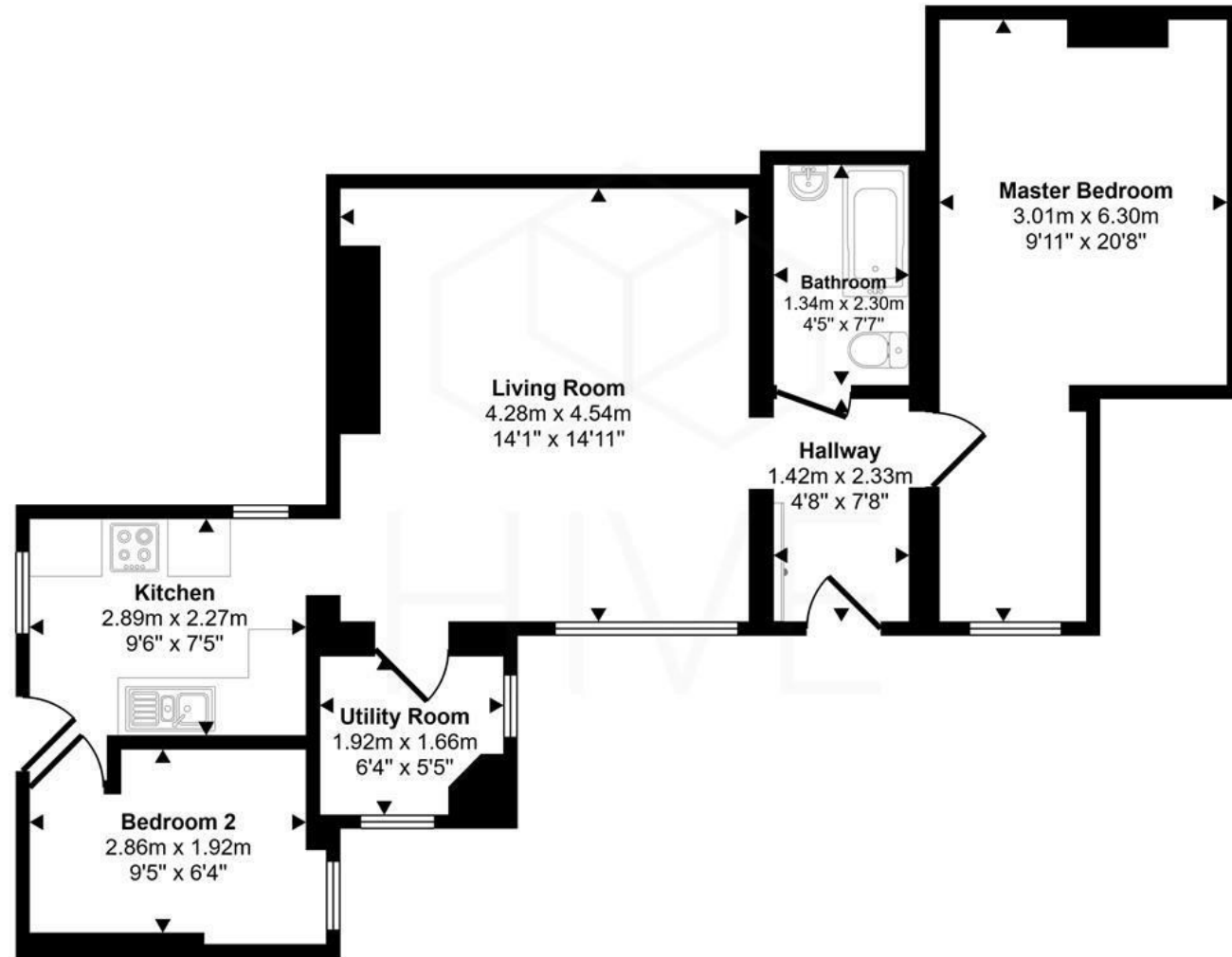
## Property highlights

- Ground floor flat
- Front and side private gardens
- High ceilings throughout
- Allocated parking space
- Spacious lounge/diner
- Kitchen with separate utility room and direct garden access
- Two bedrooms (one generous double and one small double)
- Sought-after Charminster location close to local amenities
- Approximately 1.4 miles from Bournemouth Beach
- Excellent commuter links via A338/A31 and low outgoings (no service charge, £50 ground rent, shared maintenance costs)



# Floor plan and EPC

Approx Gross Internal Area  
60 sq m / 650 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	73
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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