



**Heaton Road, Bournemouth BH10 5HW**

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## Heaton Road, Bournemouth

Stylish and spacious first-floor flat with its own private entrance, bright living areas, two bedrooms, a modern kitchen and bathroom, plus a private garden, garage, and allocated parking. With a long lease remaining, it's an excellent opportunity for first-time buyers—early viewing recommended.





**Ground Floor**

**First Floor**

**Entrance Hall**

**Landing**

**Lounge**

17' x 10' 10" ( 5.18m x 3.30m )

**Kitchen**

10' x 8' ( 3.05m x 2.44m )

**Bedroom One**

14' x 10' ( 4.27m x 3.05m )

**Bedroom Two**

10' 6" x 6' 6" ( 3.20m x 1.98m )

**Bathroom**

**Garden**

**Garage**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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## Heaton Road, Bournemouth

- Private entrance and first-floor setting
- Bright lounge/diner with dual aspect windows
- Modern fitted kitchen with breakfast bar
- Two bedrooms with ample storage
- Private rear garden, garage, and allocated parking

Tenure: Leasehold EPC Rating: F

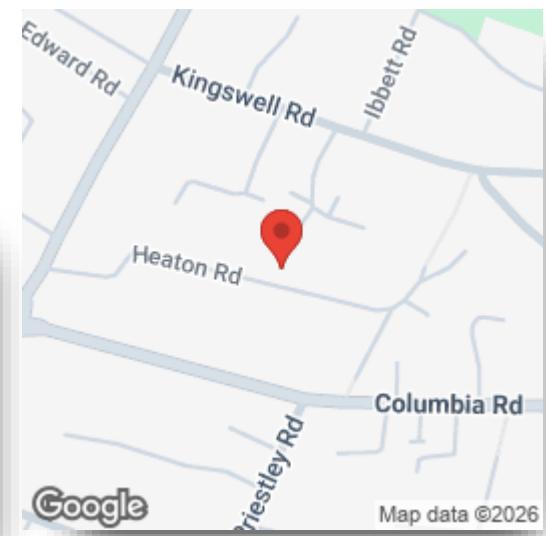
Council Tax Band: C Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 29 Sep 1965.  
Should you require further information please contact the branch. Please Note additional fees  
could be incurred for items such as Leasehold packs.

offers in excess of

**£220,000**



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Property Ref:  
WTN107276 - 0005



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