



**Q**Quinn & Co  
ESTATE AND LETTING AGENTS

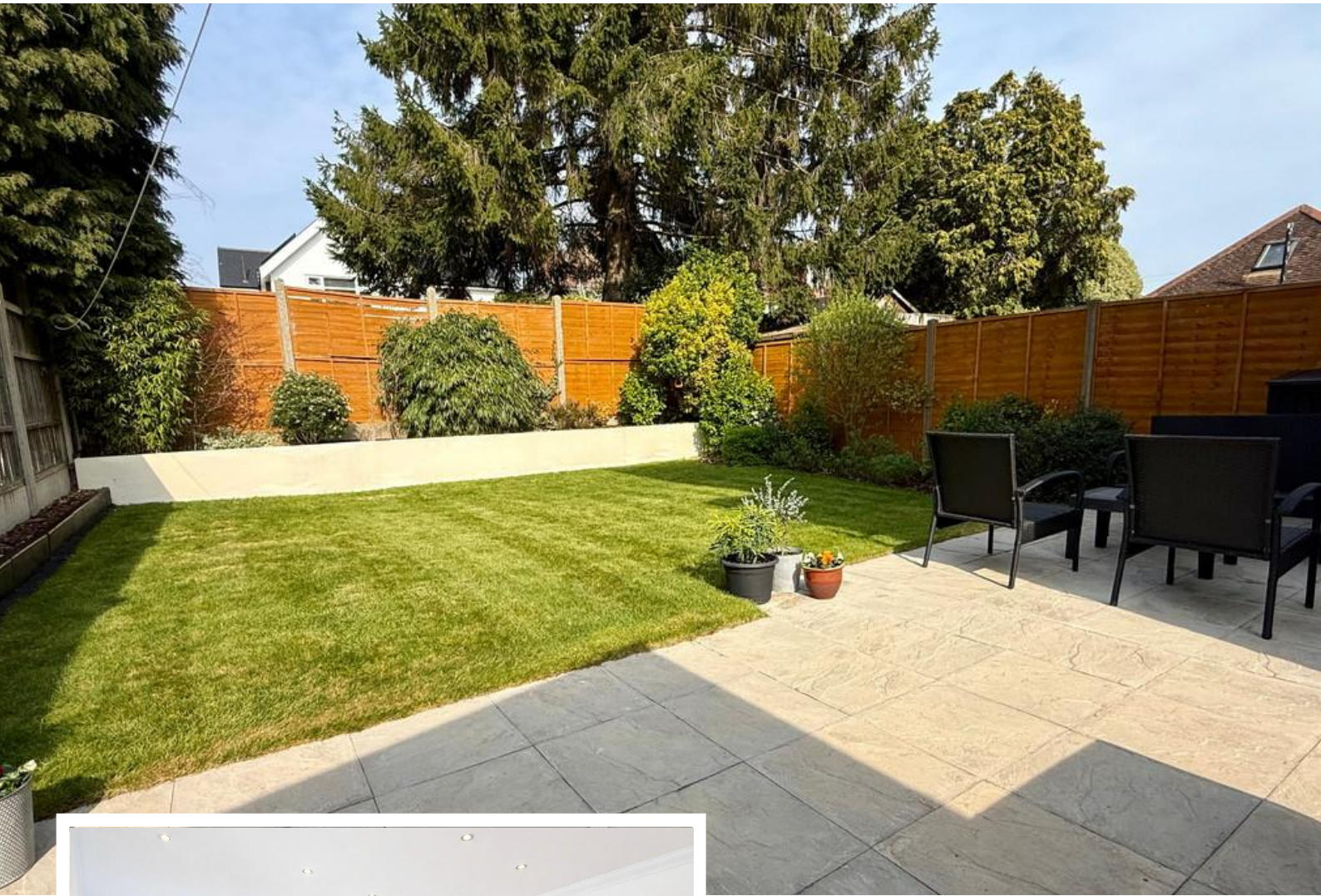
**Milton Road, Bournemouth**

- Two double bedrooms
- Direct access to a private rear garden
- Secure parking for 2 cars
- Ensuite

**£275,000**

EPC Rating 'TBC'





## Property Description

Beautifully Presented Two-Bedroom Ground Floor Garden Flat – Milton Road, Bournemouth.

This exceptionally well-presented two double bedroom ground floor garden flat is ideally located on Milton Road, Bournemouth, just a short 10-minute walk to the train station and within close proximity to Malmesbury Park Road Primary School.



The property boasts a spacious and light-filled lounge/diner, offering ample room for both relaxation and entertaining. Double doors open directly onto a private rear garden, creating a seamless indoor-outdoor living experience. The adjoining kitchen, accessed via double doors from the lounge, provides generous worktop space and excellent storage.



The master bedroom is a comfortable double and benefits from a fitted wardrobe and a modern en-suite shower room. The second bedroom is also a well-proportioned double, ideal for guests, family, or home working. A stylish and immaculate main bathroom completes the accommodation.

Outside, the private rear garden features a substantial patio area, perfect for outdoor dining, and a lawned section with a garden shed. To the side of the property, there is secure off-road parking for two vehicles, accessed via double gates.

Additional Information:

Lease: Approximately 104 years remaining

Ground Rent: £200 per annum

Maintenance Charges: Approximately £1,176 per annum

Pets: Considered subject to freeholder consent

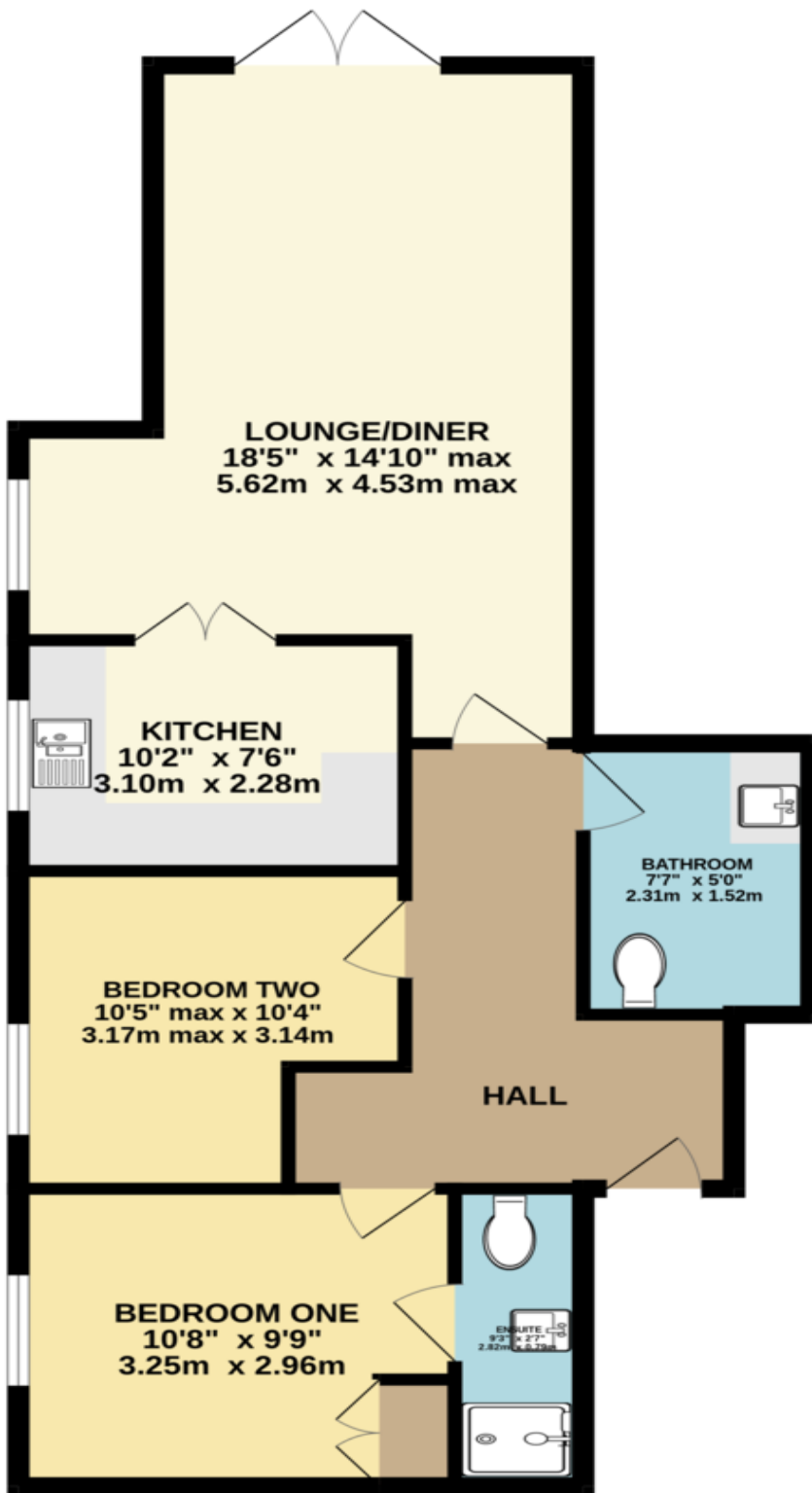
Early viewing is highly recommended to fully appreciate this fantastic home.







GROUND FLOOR  
718 sq.ft. (66.7 sq.m.) approx.



413-415 Charminster  
Road  
Bournemouth  
Dorset  
BH8 9QT

[www.quinnandco.co.uk](http://www.quinnandco.co.uk)  
[sales@quinnandco.co.uk](mailto:sales@quinnandco.co.uk)  
01202 512299

Consumer Protection from Unfair Trading Regulations 2008.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.