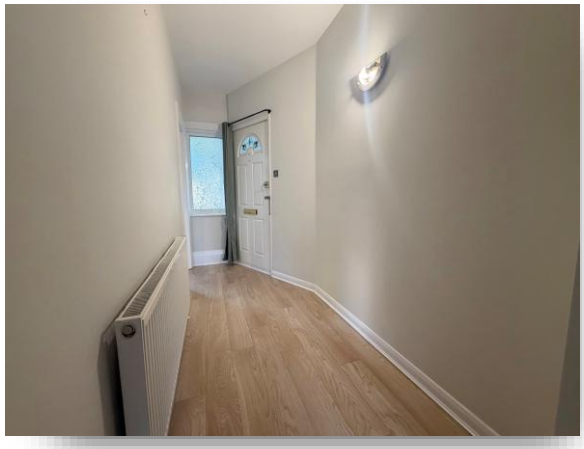
Edgehill Road,Bournemouth BH9 2PH

fox & sons

welcome to

Edgehill Road, Bournemouth

Well-presented ground-floor flat in a sought-after Winton location, offering its own entrance, two bedrooms, a modern kitchen and bathroom, and shared garden (area as shown on the title). Benefitting from a 152-year lease, off-street parking, and excellent local amenities.



Entrance Hall

Kitchen
9' 3" x 9' 2" (2.82m x 2.79m)

Lounge
13' 5" x 10' 6" (4.09m x 3.20m)

Bedroom 1
13' 3" x 12' (4.04m x 3.66m)

Bedroom 2
9' 2" x 7' 7" (2.79m x 2.31m)

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

welcome to

Edgehill Road, Bournemouth

- Ground-floor flat with private entrance
- Two bedrooms
- Shared garden - area as shown on title
- Off-street parking
- 152-year lease

Tenure: Leasehold EPC Rating: D
Council Tax Band: B Service Charge: 50.00
Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

guide price

£179,000

Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/WTN110870

The Property Ombudsman

Property Ref:
WTN110870 - 0019

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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