



## Flat 4 9 Elmes Road, Bournemouth, BH9 2SX

£182,000

- One Double Bedroom
- Good Size Lounge / Dining Room
- UPVC Double Glazing
- Loft Space
- Share Of Freehold
- Spacious First Floor Maisonette
- Newly Refurbished
- Newly Fitted Gas Central Heating
- Garage & Communal Parking
- No Forward Chain

NEWLY REFURBISHED / SPACIOUS FIRST FLOOR MAISONETTE WITH A SHARE OF FREEHOLD >>> Greys Estate Agents are delighted to offer for sale this newly refurbished maisonette situated in Elmes Road in Bournemouth. The property comprises: One double bedroom (with fitted wardrobes), good size lounge / dining room, newly fitted kitchen and bathroom. Other benefits include UPVC double glazing, gas central heating, a garage in a block and communal parking.



**Lounge / Dining Room**  
19'6" x 9'10" (5.950 x 3.006)

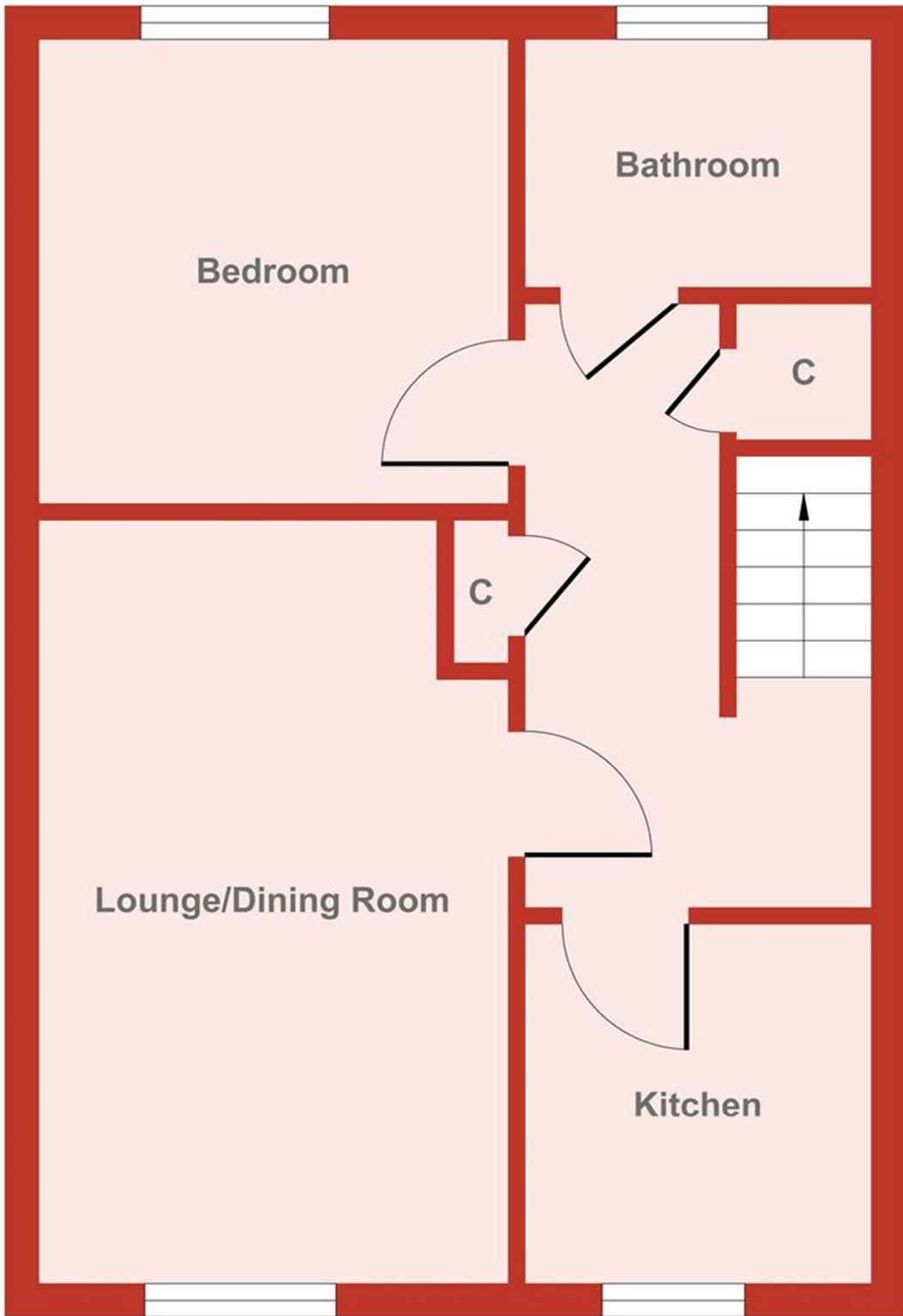
**Kitchen**  
9'5" x 6'6" (2.880 x 2.001)

**Bedroom**  
15'4" x 9'10" (4.691 x 3.002)

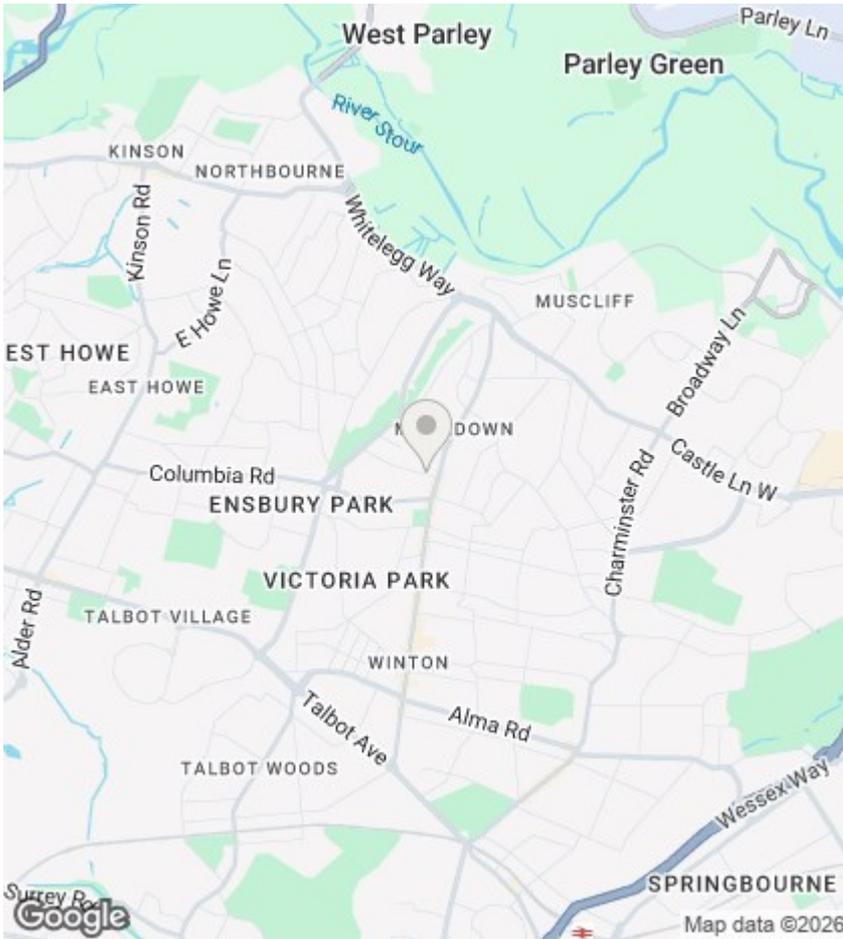
**Bathroom**







**Floor Plan**



### Agents note

Whilst every attempt has been made to ensure the accuracy of details and measurements contained in these particulars, they are not to be relied upon especially when potential cost could be incurred. No appliances have been tested so the agent cannot verify that they are in working order. The agent has not seen any legal documentation to verify the legal status of the property. This must be verified by your chosen solicitor.

Viewings by arrangement only. Call 01202 749390 to make an appointment.

### EPC Rating:

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>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	