



## Muscliffe Road

Bournemouth, BH9 1QA

Guide Price £190,000 -  
£200,000

- Guide Price £190,000 - £200,000
- 900-year (plus) Lease
- First Floor Apartment
- Own Private Entrance
- Two Double Bedrooms
- New Kitchen and New New Shower Room
- Fresh 'Crisp' Decoration Throughout
- Detached Garage and Driveway



## HOUSE & SON

House & Son – Residential Sales, Lettings, Property Management, Surveys & Valuation

Leading Independent Property Professionals Since 1939.

Moordown. Guide Price £190,000 - £200,000. An exciting opportunity to purchase a high specification first floor flat. A character two double bedroom flat with private entrance and detached garage with driveway. This home is currently under refurbishment with benefits and features including new kitchen, new shower room, new heating and water system, fresh 'crisp' decoration and importantly to personalise this home to your taste with a choice of carpets/flooring (see agent's notes). This property comes with no forward chain and over 900 year lease term remaining.

## PRIVATE ENTRANCE

Covered stairwell rising to first floor private entrance.

## ENTRANCE UTILITY PORCH

9' 0" x 2' 10" (2.74m x 0.86m)

Useful storage area. New feature wooden front door with new door furniture.

## KITCHEN/BREAKFAST ROOM

13' 4" x 8' 4" (4.06m x 2.54m)

Dual aspect windows to front and side. 'On-point' new kitchen finished in 'tonal grey'. Extensive range of eye level and base units incorporating drawers, roll top work surfaces over, part tiled splashback. Stainless steel sink unit with mixer tap over. Built in four ring hob, single combination oven, 'crisp' chimney filter hood over. Space and plumbing for washing machine, space for fridge/freezer. Pull-up to

breakfast bar area. Electric radiator.

## LOUNGE

14' 2 into bay" x 12' 0" (4.32m x 3.66m)

Sweeping southerly aspect bay window. Tall ceilings. Radiator. 'A bright and airy room'.

## INNER HALLWAY

Electric radiator. All principal rooms leading off.

## BEDROOM ONE

13' 2 into bay max" x 12' 0" (4.01m x 3.66m)

Chimney fresh decoration. Tall ceilings. Sweeping double glazed window. Electric radiator.

## BEDROOM TWO

9' 10" x 8' 3" (3m x 2.51m)

Double glazed window. Built in storage/wardrobe. Cupboard housing hot water cylinder and storage. Fresh decoration.

### **SHOWER ROOM**

Obscure double glazed window. High specification walk in shower with chrome fixtures. Thermo 'T'-bar shower, overhead shower and hand held shower attachment, glazed shower screen. Tiled floor. Vanity unit with inset wash hand basin. Storage. Electric heated towel rail.

### **SEPARATE WC**

Obscure double glazed window. Low level WC. Tiled floor. Complementing specification to the shower room.

### **OUTSIDE**

Covered private stairwell leading to private front door entrance.

### **GARAGE**

Single detached garage with 'up-&-over' door.

### **DRIVEWAY**

Driveway in front of the garage/parking.

### **DISCLAIMER**

Please note that while every effort is made to ensure the accuracy of the information provided, errors and omissions can occasionally occur. The details supplied regarding lease terms are based on information obtained from the Land Registry and other relevant sources at the time of review.

Any building alterations, consents, or planning permissions relating to the property have not been verified by House & Son. Verification of such matters, as well as confirmation of

lease details and any other legal documentation, should be undertaken by the purchaser's or purchaser's legal representative prior to reliance or completion of any transaction.

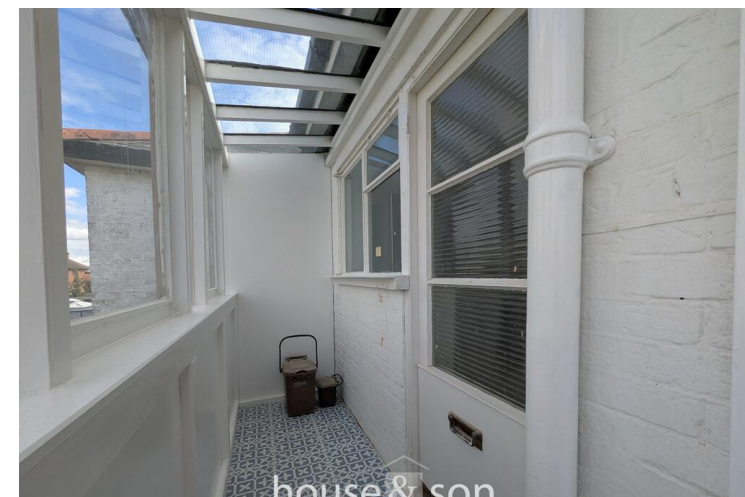
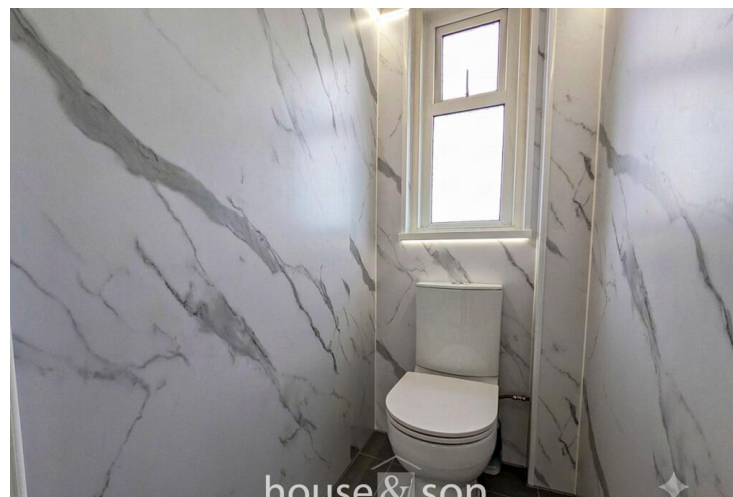
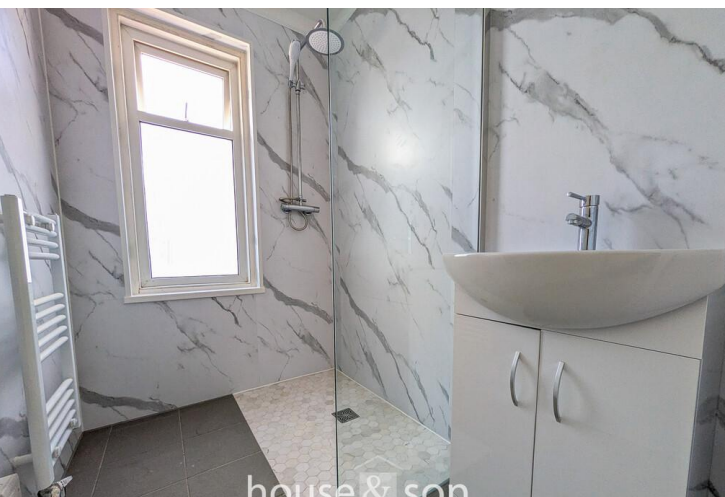
House & Son accepts no liability for any loss or inconvenience arising from reliance on information provided in error, save as otherwise required by law.

### **DISCLAIMER**

Please note that while every effort is made to ensure the accuracy of the information provided, errors and omissions can occasionally occur. The details supplied regarding lease terms are based on information obtained from the Land Registry and other relevant sources at the time of review.

Any building alterations, consents, or planning permissions relating to the property have not been verified by House & Son. Verification of such matters, as well as confirmation of lease details and any other legal documentation, should be undertaken by the purchaser's or purchaser's legal representative prior to reliance or completion of any transaction.

House & Son accepts no liability for any loss or inconvenience arising from reliance on information provided in error, save as otherwise required by law.



## FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

## COUNCIL TAX BAND

Taxband A

## TENURE

Leasehold

## LOCAL AUTHORITY

Bournemouth, Christchurch and Poole Council

## Energy performance certificate (EPC)

|                                            |                           |                    |                          |
|--------------------------------------------|---------------------------|--------------------|--------------------------|
| 67a Muscote Road<br>BOURNEMOUTH<br>BH9 1QA | Energy rating<br><b>E</b> | Valid until        | 28 October 2035          |
|                                            |                           | Certificate number | 9200-1204-3105-1817-1404 |

|                  |                  |
|------------------|------------------|
| Property type    | Top-floor flat   |
| Total floor area | 59 square metres |

## OFFICE

348 Wimborne Road  
Bournemouth  
Dorset  
BH9 2HH

**T:** 01202 244844

**E:** [winton@houseandson.net](mailto:winton@houseandson.net)

**W:** [www.houseandson.net](http://www.houseandson.net)

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements