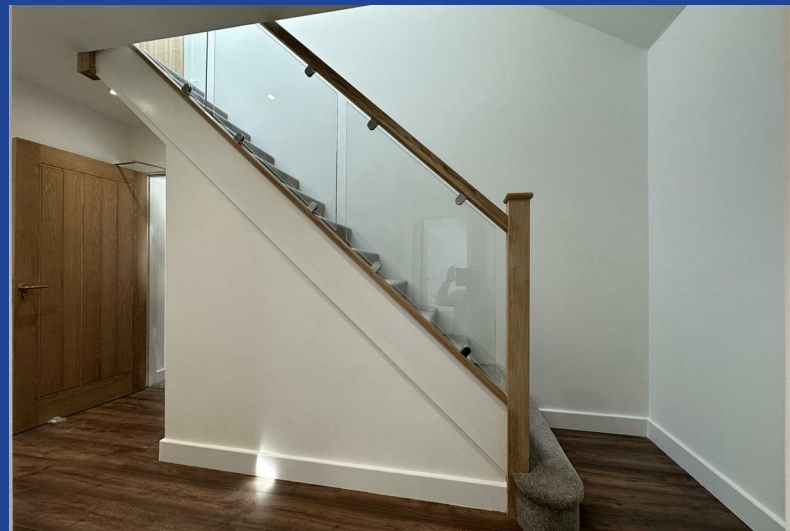




44 Charminster Avenue

Charminster, Bournemouth, BH9 1SA

Price Guide £185,000



Road Map



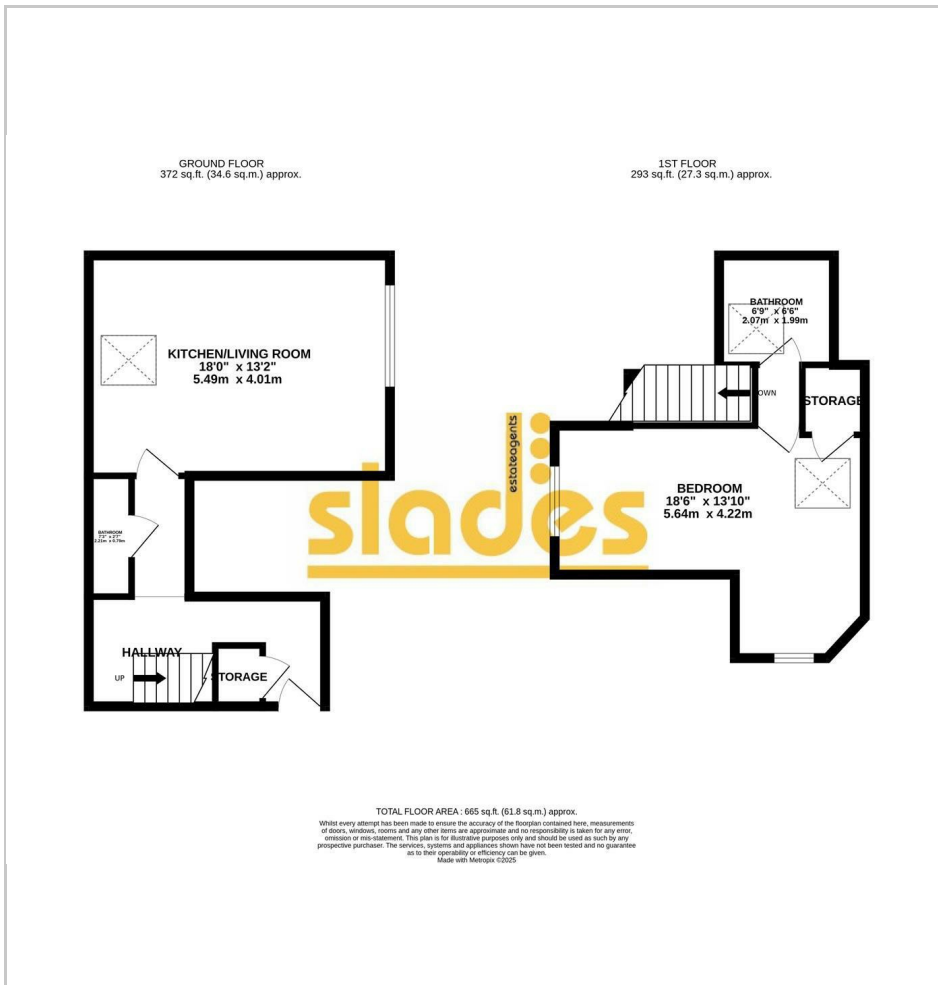
Hybrid Map



Terrain Map



Floor Plan



- EXCITING NEWLY CONVERTED APARTMENTS WITHIN BH8
- PRICES FROM £200,000
- SPACIOUS OPEN PLAN LIVING
- STYLISH KITCHENS AND BATHROOMS
- PRIVATE ALLOCATED PARKING (CHARGING POINTS)
- SECURE BIKE STORE
- READY TO MOVE IN NOW
- IDEAL STARTER HOME / INVESTMENT
- 10 YEAR WARRANTY

Viewing

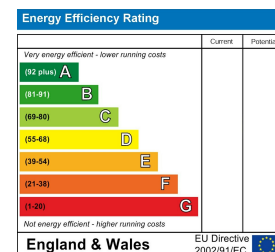
Please contact our Slades Estate Agents Office on 01202548855 if you wish to arrange a viewing appointment for this property or require further information.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Graph



A bright & spacious 1st & 2nd Floor MAISONETTE apartment boasting large rooms, bath & shower room and allocated off road parking.



ENTRANCE HALL

The accommodation with approximate room sizes comprises of a newly decorated COMMUNAL ENTRANCE HALL (serving 3 flats) with door entry system, stairs to first floor landing and further door to FLAT 4

ENTRANCE HALL

Bright spacious reception area with inset LED spotlights, door entry phone, convection radiator with thermostatic valve and useful under stairs storage cupboard also housing electricity consuming unit. Doors to

SHOWER ROOM / WC

7'3 x 2'7 (2.21m x 0.79m)

with inset spotlights, and new suite comprising of a walk-in shower enclosure with thermostatic controlled shower valve and retracting glazed screen. Close coupled WC with dual central flush and modern, vanity style sink unit with chrome monobloc tap.

KITCHEN/LIVING ROOM

18'0 x 13'2 (5.49m x 4.01m)

with inset LED spotlights, two convection radiators with thermostatic valves and uPVC double glazed window overlooking the side elevation, further 'Velux' style window to the rear elevation. Kitchen area accommodating an extensive range of fitted wall and base level kitchen cabinets inc fitted appliances and wall hung gas central heating boiler.

from the reception hall a featured staircase with glazed balustrade leads to the second floor landing and access to

BEDROOM

18'6 x 13'10 (5.64m x 4.22m)

deceptively large bedroom having inset LED spotlights, 2 'Velux' style windows and a frosted glazed uPVC window to the side elevation. Built-in storage cupboard.

BATHROOM

6'9 x 6'6 (2.06m x 1.98m)

having a freestanding panel enclosed bath with centrally mounted chrome mixer taps and shower attachment. Modern vanity style sink unit with chrome Monoblock tap and close couple WC with dual central flush. Ladder style chrome heated towel rail, extractor unit and 'Velux style' window to the rear. Decorative wall panelling.

OUTSIDE

ALLOCATED PARKING space with charging point and good sized **COMMUNAL OUTSIDE STORE ROOM**

