





house & son

Osborne Road

Bournemouth, BH9 2JJ

Offers In Excess Of £140,000

- Character Garden Flat - Central to Winton Banks Amenities
- Kitchen/Diner
- Separate Living Room
- Two Bedrooms
- Family Bathroom
- Close to Local Amenities
- Potential for Off Road Parking
- Good Schooling







HOUSE & SON

Two Bedroom First Floor Flat – Long Lease, Garden & Potential Parking – Osborne Road, BH9

Set in a popular and well-connected spot, this bright and tidy two-bedroom first-floor flat is offered with an extended lease (approx. 108 years). There's also potential for off-road parking (subject to a dropped kerb), making it a smart choice for first-time buyers, downsizers or investors.

Highlights:
Spacious lounge with bay window (14'1" x 11'6")

Fitted kitchen/diner with space for table & appliances

Two bedrooms – double and single with storage

Bathroom with mixer shower tap

Gas central heating (combi boiler, 2018)

Double glazing throughout

Gardens front and rear

Allocated section of the rear garden

Lease: Approx. 108 years remaining

Council Tax Band A

Approx. 55 sq m (592 sq ft)

Inside:

Entered via a shared porch, stairs lead to a private hallway. The lounge is bright with a bay window and fireplace. The kitchen has units, an integrated oven/hob, space for white goods and a table and chairs. The main bedroom overlooks the garden, while the second bedroom makes a great office or guest space. The bathroom includes a bath with a mixer tap, a basin and WC.

Outside:
The front garden is laid to hardstanding.

Tenure:
Long Lease - approximately 108 years remaining.
Ground Rent: Peppercorn
Maintenance: Shared as required with the ground floor flat
EPC Rating: D | Council Tax Band: A

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LIVING ROOM
14' 1" x 11' 6" (4.29m x 3.51m)

KITCHEN/DINING ROOM
11' 0" x 10' 7" (3.35m x 3.23m)

BEDROOM ONE
12' 0" x 11' 5" (3.66m x 3.48m)

BEDROOM TWO
8' 5" x 5' 3" (2.57m x 1.6m)

BATHROOM

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.

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Plan produced using PlanUp.

COUNCIL TAX BAND

Tax band A

TENURE

Leasehold

LOCAL AUTHORITY

Bournemouth, Christchurch and Poole Council



English | Cymraeg

Energy performance certificate (EPC)

First Floor Flat, 9 Osborne Road, BOURNEMOUTH, BH9 1JJ	Energy rating: D	Valid until:	23 November 2031
		Certificate number:	9350-2824-3190-3629-2185

Property type	Top-floor flat
Total floor area	55 square metres

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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