

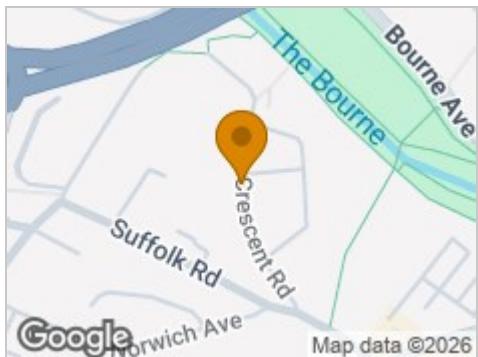


## 18-20 Crescent Road , Bournemouth, BH2 5SS

Price Guide £299,950



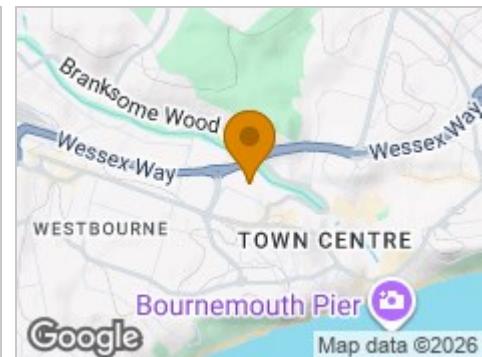
## Road Map



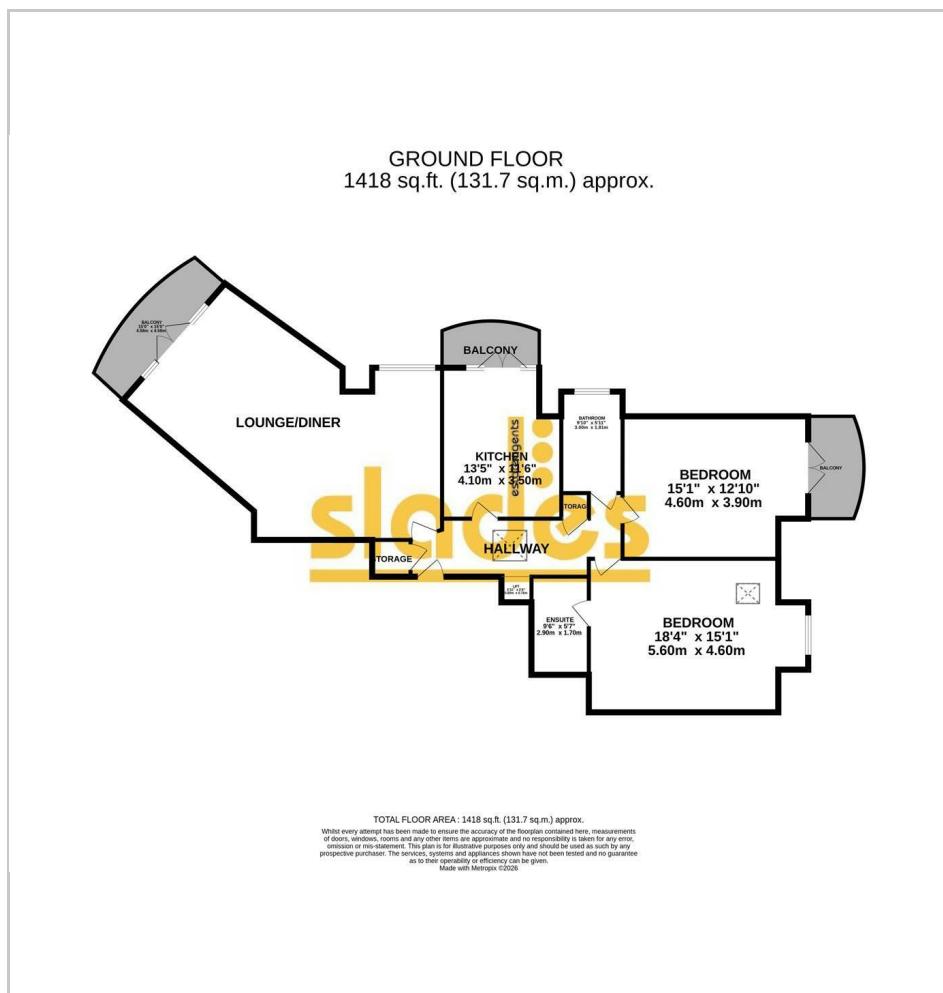
## Hybrid Map



## Terrain Map



## Floor Plan



- Modern Penthouse in the heart of BH2
- Private Lift direct to apartment
- Spacious Lounge/Dining Room
- Kitchen/ Breakfast Room
- Two Large Double Bedrooms
- En-Suite to Master
- Bathroom
- Three Balconies
- Gated Development with Allocated Parking
- Walking Distance to Town Centre

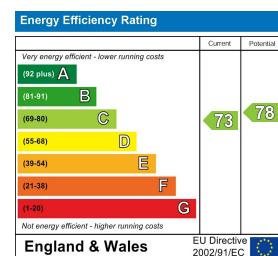
## Viewing

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

## Energy Efficiency Graph



**\*\* NO FORWARD CHAIN \*\* A unique 2 bedroom, 2 bathroom PENTHOUSE with private 3 BALCONIES & ALLOCATED PARKING located in the heart of Bournemouth Town centre.**



The accommodation with approximate room sizes comprises of a well presented communal entrance hall which can be accessed from both the front and the rear of the building. A communal staircase serves all floors whilst there is a Lift leading directly into to reception hall with lantern style window affording light with coved ceiling and inset spotlights, convection radiator with thermostatic valve and a video door entry system. Boiler cupboard housing the recently installed gas 'Worcester' combination boiler with ample space for airing / storage. Further cloaks cupboard with electricity consumer unit and ample storage space and laminate wooden flooring which continues into some rooms.

#### LOUNGE / DINING ROOM

with feature vaulted ceilings, inset spotlights and large uPVC double glazed windows and patio doors leading onto the a balcony with surround wall. Continuous laminate flooring from the hallway, convection radiator with thermostatic valve.

#### KITCHEN / BREAKFAST ROOM

with feature vaulted ceilings and large uPVC double glazed windows and doors leading onto the side balcony. Extensive range of matching wall and base level cabinets with square edge polished stone working surfaces and matching upstands together with extended breakfast bar area also housing the 1 ¼ bowl stainless steel sink with chrome mixer tap over. Five burner gas hob with glass and stainless steel extractor hood over and built in eye level double 'Smeg' electric oven and 'Smeg' built in microwave oven. Integrated full height fridge freezer, integrated dishwasher and integrated washing machine. Ceramic tiled floor and convection radiator with thermostatic valve.

#### MASTER BEDROOM

with feature vaulted ceilings, inset spotlights, coving, convection radiator with thermostatic valve and modern LVT style flooring. Extensive range of built in bedroom furniture consisting of wardrobes, dressing tables and ottoman style unit and matching bedside tables. uPVC double glazed window to the rear elevation with far reaching views, further Velux style window.

#### EN SUITE SHOWER ROOM

being of a generous size with coved ceiling, inset spotlights, extractor unit and fully tiled walls with feature dado style tile. Four piece suite comprising of a large walk in shower cubicle with curved glazed screen and wall mounted thermostatically controlled shower valve, close couple WC, bidet and feature built in sink unit with useful storage cupboards around. Fitted wall mirror

#### BEDROOM TWO

being of a generous size with inset spotlights, coved ceiling, convection radiator with thermostatic valves and large uPVC double glazed windows and doors onto a rear balcony. Modern LVT flooring and an extensive range of built in bedroom furniture consisting of wardrobes, dressing table area, bedside table and further useful storage cupboards.

#### FAMILY BATHROOM

being of a generous size with inset spotlights and frosted glazed uPVC window to the side elevation, fully tiled walls with feature dado style tile and ceramic tiled floor. Modern suite comprising of a dual ended bath unit with centrally mounted taps, controls

and extending hand held shower hose. Close couple WC with dual central flush and modern vanity style sink unit with chrome monoblock taps. Medicine cabinet.

#### OUTSIDE

off road parking is provided within the gated car parks to the rear. Lift serves all floors with private access to penthouse



