



Heron Court Road

Bournemouth, BH3 7LQ

Guide Price £150,000 -
£170,000

- Guide Price £150,000 - £170,000 Leasehold
- No Forward Chain
- Character Ground Floor Garden Flat
- Two Double Bedrooms
- Modern Kitchen
- Modern Bathroom and Separate WC
- 20ft Living Room
- Private Westerly aspect Garden



HOUSE & SON

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Stunning 'red brick' elevation character detached Edwardian house, forming just two self contained flats. This ground floor GARDEN FLAT benefits from an extended living room, two double bedrooms, tall ceilings, kitchen, bathroom and a private west aspect enclosed garden to the rear. No forward chain.

The property is located in a central position to amenities, including Bournemouth travel exchange, schooling, recreational parks and high street shopping in Charminster.

This property offers generous living accommodation, coupled with a private westerly aspect rear garden. General updating required.

ENTRANCE

Original front door to inner lobby. Door to ground floor flat.

ENTRANCE HALL

'L'-shaped entrance hall. Picture rail.

CLOAKROOM

Low level WC.

LIVING ROOM

20' 0" x 12' 2 max" (6.1m x 3.71m)

Dual aspect double glazed windows, view over the private westerly aspect garden. Media area.

Agent's note: Potential for double glazed door access from this room to the private, westerly aspect rear garden.

KITCHEN

11' 1" x 9' 7" (3.38m x 2.92m)

Double glazed window to the rear. Double glazed door accessing onto private, westrley aspect rear garden.

BEDROOM ONE

14' 5 into bay" x 12' 4" (4.39m x 3.76m)

Double glazed window to the front. Feature tall ceilings. Generous spacious room.

BEDROOM TWO

12' 5" x 12' 0" (3.78m x 3.66m)

Double glazed window to the front. Tall ceilings with original coving.

BATHROOM

5' 10" x 5' 4" (1.78m x 1.63m)

Bath with shower screen, taps over. Part tiled walls. Pedestal wash hand basin. Double glazed window to the side.

UTILITY CLOSET

4' 9" x 2' 9" (1.45m x 0.84m)

REAR GARDEN

The garden is westerly aspect, private and fence enclosed.

TENURE AND CHARGES

Lease Start Date :30th January 1998 for 99 year term

Ground rent - £50 per annum.

Maintenance: Shared 50/50 Basis

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.

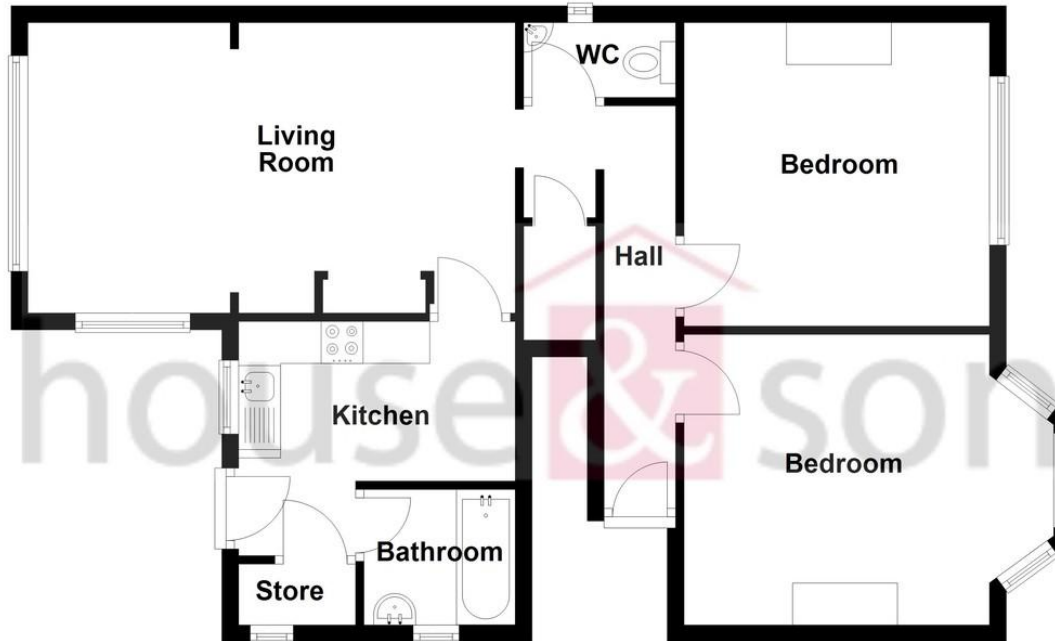
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Ground Floor



Total area: approx. 69.4 sq. metres (747.1 sq. feet)

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Plan produced using PlanUp.

COUNCIL TAX BAND

Taxband B

TENURE

Leasehold

LOCAL AUTHORITY

Bournemouth, Christchurch and Poole
Council

Ground Floor Flat, 13 Heron Court Road BOURNEMOUTH BH3 7LD	Energy rating D	Valid until	18 May 2036
		Certificate number	6536-7625-7606-0221-2292

Property type	Ground-floor flat
Total floor area	69 square metres

OFFICE

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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