



Connells

First Floor Flat Hankinson Road
Bournemouth

First Floor Flat Hankinson Road Bournemouth BH9 1HR

for sale
£180,000



Property Description

Connells has the pleasure in offering, FOR SALE, this very well-located 1st Floor Flat close to Charminster High Street and Winton Recreational Ground.

The flats front door opens to a lobby area, ideal for de-robbing before taking the stairs to the 1st Floor. The Living Area is bright with a decorative fireplace to the left and ample space for both a lounge and dining area. The modern kitchen is along one side and has a range of wall and base units with gas hob, electric oven and space for white goods. The two bedrooms are both doubles and the bathroom has bath with shower over, wash hand basin and WC. There is also a loft hatch to the attic for extra storage space.

This property is close to a range of amenities, including local schools, shops, parks, and transportation links. The popular seaside attractions of Bournemouth, with their stunning beaches and vibrant nightlife, are just a short drive away.

The property would make an ideal First Time Buy or Investment opportunity and is sold with **NO FORWARD CHAIN**

Tenure: Share of Freehold

Lease Length: 975 years - 999 years from 2001

Ground rent: £0

Service charge: 50% on an 'as and when Basis' with the downstairs flat.

Front Garden

Part gravel and path to front door with enclosed brick wall and electric and gas cupboards.

Kitchen/Living Room

Wooden effect flooring with double glazed front aspect windows, range of wall and base units with space for washing machine and fridge/freezer, 4 ring gas hob with extractor over and oven, stainless steel sink with drainer and mixer tap, lounge area with Tv point and 2 radiators.

Bedroom 1

Carpeted with rear aspect double glazed window, radiator and fireplace with mantle.

Bedroom 2

Carpeted with rear aspect double glazed window, radiator and fireplace with mantle.

Bathroom

Double glazed side aspect window, part tiles walls with low level WC, hand wash basin, panel bath with shower over and wall mounted utility cupboard and extractor fan.



First Floor
Approx. 58.8 sq. metres (633.3 sq. feet)



FFF , 131 Hankinson Road, Bournemouth

To view this property please contact Connells on

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37 Victoria Road
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EPC Rating: D

Council Tax
Band: A

Service Charge: Ask
Agent

Ground Rent:
Ask Agent

Tenure: Leasehold

view this property online [connells.co.uk/Property/WIN307636](https://www.connells.co.uk/Property/WIN307636)

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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