

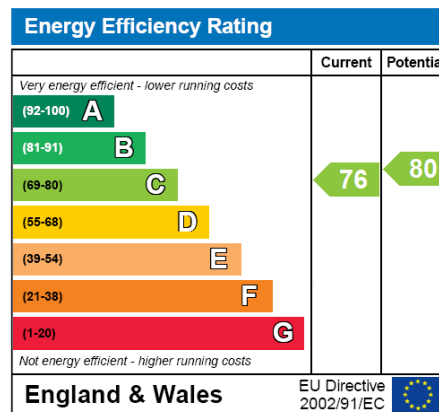


The Watergardens, Bournemouth, Dorset

The Watergardens, Bournemouth, Dorset

Asking Price: £220,000

Corbin & Co are delighted to offer for sale a beautifully presented two double bedroom apartment located in the sought-after low-rise purpose-built development block, The Watergardens on Wellington Road in Charminster BH8. The property benefits from lift access to all floors, large lounge/diner with balcony and secure underground parking. Offered with the share of the freehold, the property is just minutes' walk to Charminster High Street, which offers an array of local shops, amenities, and transport links. Bournemouth town centre is within an easy distance providing further extensive shopping facilities and a wide choice of select bars, eateries, entertainment, and award winning beaches. The apartment is located on the first floor, which is accessible via a lift or stairs. Entry into the block is via a secure entry system giving you peace of mind. Entering into the property from the communal hallway, you are greeted by a large, welcoming entrance hall, with two useful storage cupboards. Doors lead to all the principal rooms. Decorated throughout in modern grey and white colours with mid grey carpeting throughout. The bright and airy dual aspect lounge/diner is flooded in sunlight from the large sliding doors and full height window. The south facing balcony provides some outdoor space to enjoy a morning coffee or al-fresco dining. At the heart of this home is a modern kitchen comprising of matching stylish white wall and base units with contrasting work surfaces. There is an integrated cooker with electric hob over and space for a washing machine, Fridge/freezer. Two double bedrooms are serviced by a modern bathroom and separate WC. The property also benefits from beautifully maintained communal gardens, gas central heating, uPVC double glazing and secure underground parking. There is also visitors parking. To book an appointment to view please call us on 01202 519761.



Corbin & Co , 1567-1569 Wimborne Road, Bournemouth, Dorset, BH10 7BB | 01202 519761
sales@corbinandco.com | www.corbinandco.com

Entrance Hall

Entering into the property you are greeted by a spacious and welcoming entrance hall which has doors leading to all the principal rooms. There are two built in storage cupboards.

Lounge/Diner

This lovely bright and airy dual aspect room is flooded in natural light from the uPVC double glazed sliding doors which look out to the front aspect enjoying a southerly aspect. At the other side of the room a large full height uPVC double glazed window looks out to the rear aspect. There is ample space for a range of living and dining furniture.

Balcony

Accessible from the lounge/diner this south facing balcony provides some outdoor space for enjoying a morning coffee or al-fresco dining.

Kitchen

The modern kitchen is fitted with matching white wall and base units, with contrasting work surfaces over, tiled splashback and inset single bowl sink unit with mixer taps over, looking out via a uPVC double glazed window to the rear aspect. There is an integrated cooker with electric hob and concealed cooker hood over. Space for a washing machine and fridge/freezer.

Bedroom One

This good sized main bedroom has a large uPVC double glazed window to the front aspect.

Bedroom Two

Another good sized double bedroom with a large uPVC double glazed window to the rear aspect

Bathroom

Modern bathroom comprising of a bath with mixer taps and shower attachment over, pedestal hand basin, tiled flooring and walls.

Cloakroom

Separate cloakroom with a WC

Outdoor Space

Well kept communal gardens mainly laid to lawn with well stocked flowerbeds

Underground Parking

To the front of the property is visitors permit parking. There is an allocated parking space underground which belongs to the flat.

Other Information

Council Tax Band: C Tenure: Leasehold Lease Start Date: 25th March 1973 Lease End Date: 25th March 2972 Lease Term: 999 years from 25 March 1973 Lease Term Remaining: 950 years Ground Rent: None Service Charge: £140 per month ***Please note: Holiday lettings & pets are not permitted in this building.***

Agent Notes

All measurements quoted are approximate and for guidance only. While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, their accuracy cannot be guaranteed and they do not constitute an offer or form part of any contract. A buyers Solicitors should verify the details of our sales particulars in the pre-contract enquiries, in particular the price, local and other searches, in the event of a sale. Photographs are for general information only and it cannot be inferred that any item shown is included. The services, fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order.

VIEWING ARRANGEMENTS

By Appointment With: Corbin & Co

Tel: 01202 519761

OPENING HOURS:

Mon - Thur 9- 6 Friday 9 - 5 Sat 9 - 4

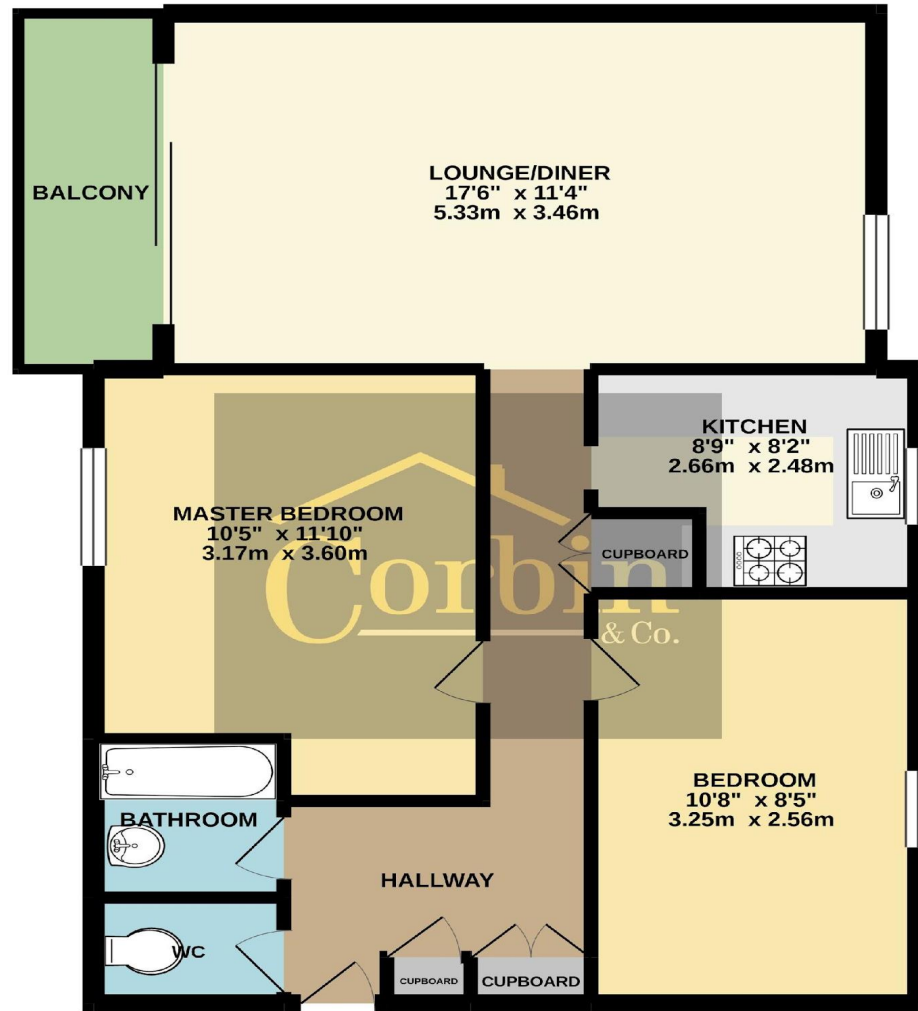
THINKING OF SELLING?

If you are thinking of selling your home or just curious to discover the value of your property, We would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of estate agents.

DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

GROUND FLOOR
662 sq.ft. (61.5 sq.m.) approx.



TOTAL FLOOR AREA : 662 sq.ft. (61.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with MetroPix ©2021



