

FOR SALE



Belvedere Road, Bournemouth
£215,000


MARTIN & CO



Belvedere Road, Bournemouth
GREAT PROJECT PROPERTY!
£215,000

- KEYS IN OFFICE
- NO FORWARD CHAIN
- 989 years on the lease!
- large enclosed rear garden
- parking for two cars
- gas central heating
- double glazed throughout
- close to Charminster shops, bars & cafes



This HUGE ground floor apartment is FULL OF POTENTIAL! With a large enclosed rear garden, front garden & parking for two cars, the property retains many of the original features, including high ceilings, tall skirting boards, wooden flooring, picture rails & ceiling roses. There is also double glazing throughout & gas central heating.

ENTRANCE HALL Extra height ceiling, picture rail, wall light, built in cupboards housing fuse box. Radiator, exposed wooden flooring (currently painted).

LIVING ROOM 15' 0" x 14' 6" (4.58m x 4.43m) Extra height ceiling with coving, picture rails & decorative ceiling rose. Wall lights, large double glazed bay windows to front aspect overlooking the front garden. Two radiators, exposed wooden floorboards, fireplace (for decorative purposes only) with fire surround & marble hearth.

KITCHEN Ceiling light, double glazed window to side aspect with range of wall & base units, having worktop over & tiled splashbacks. Space & plumbing for washing machine, wall mounted 'Gloworm' boiler, additional built in storage cupboards. Tiled flooring.

UTILITY ROOM Ceiling light, UPVC door to side aspect & window to rear. Built in base cupboards with worktop over, space for electric cooker & free-standing fridge/freezer. Radiator, tiled flooring.

REAR GARDEN Large, enclosed & private garden mainly laid to lawn, with the potential to remodel & enhance.



BEDROOM ONE 12' 7" x 15' 7" (3.85m x 4.76m) Extra height ceiling, decorative coving, picture rails with ceiling rose. Double glazed bay window to side aspect overlooking the large garden, wall lights. Exposed wooden flooring, radiator.

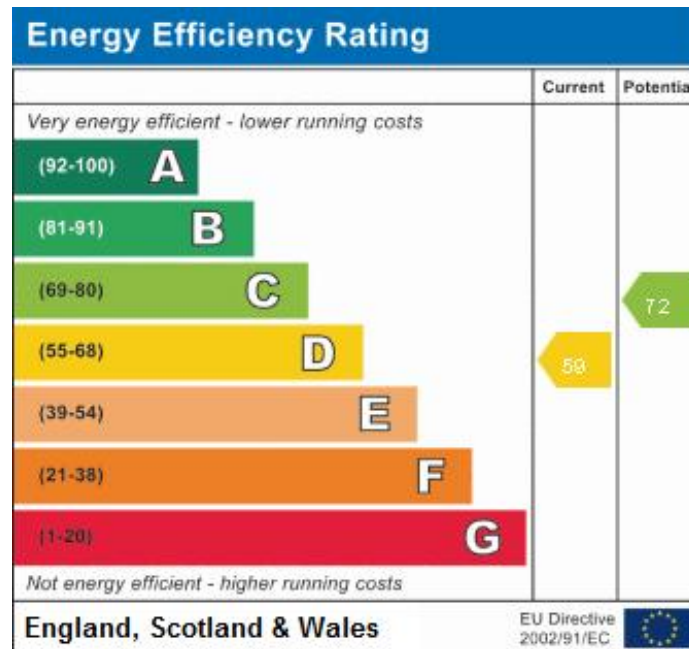
BEDROOM TWO 11' 4" x 10' 4" (3.46m x 3.15m) Extra height ceiling, picture rail, double glazed window also to the side aspect overlooking the garden, wall lights, exposed wooden flooring, radiator.

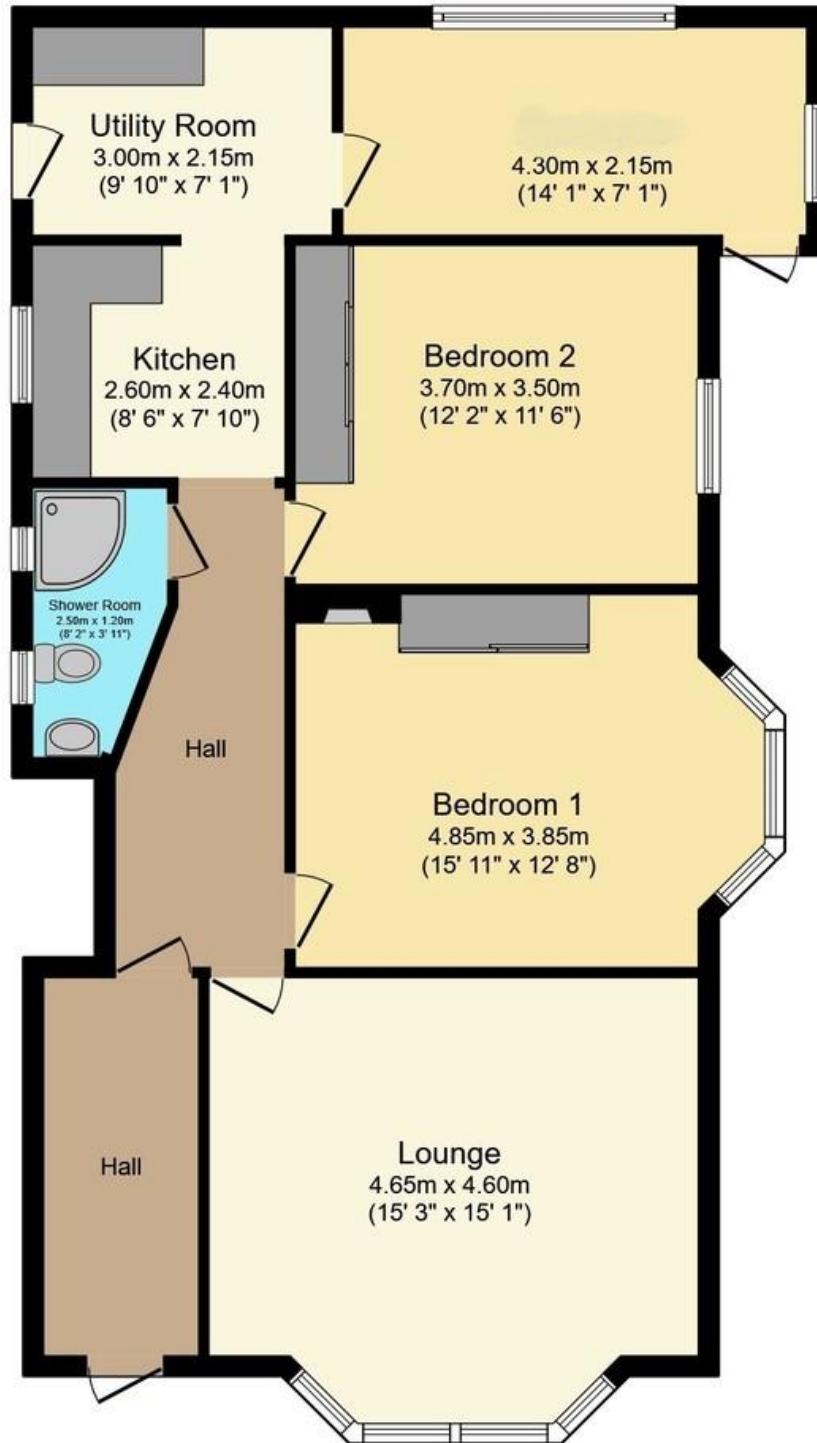
SHOWER ROOM Ceiling light, two double glazed frosted windows to the side aspect. Full tiled, with enclosed shower cubicle, toilet, basin & radiator. Tiled flooring.

GARDEN ROOM/PLAYROOM 14' 0" x 7' 0" (4.29m x 2.14m) Double glazed windows to side & rear aspects, UPVC door leading to the garden. Wall lights, radiator.

PARKING Parking spaces for two vehicles to the front of the property.

AGENTS NOTE The vendors have been able to inform us that at present there is no regular payments towards ground rent nor service charge.





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