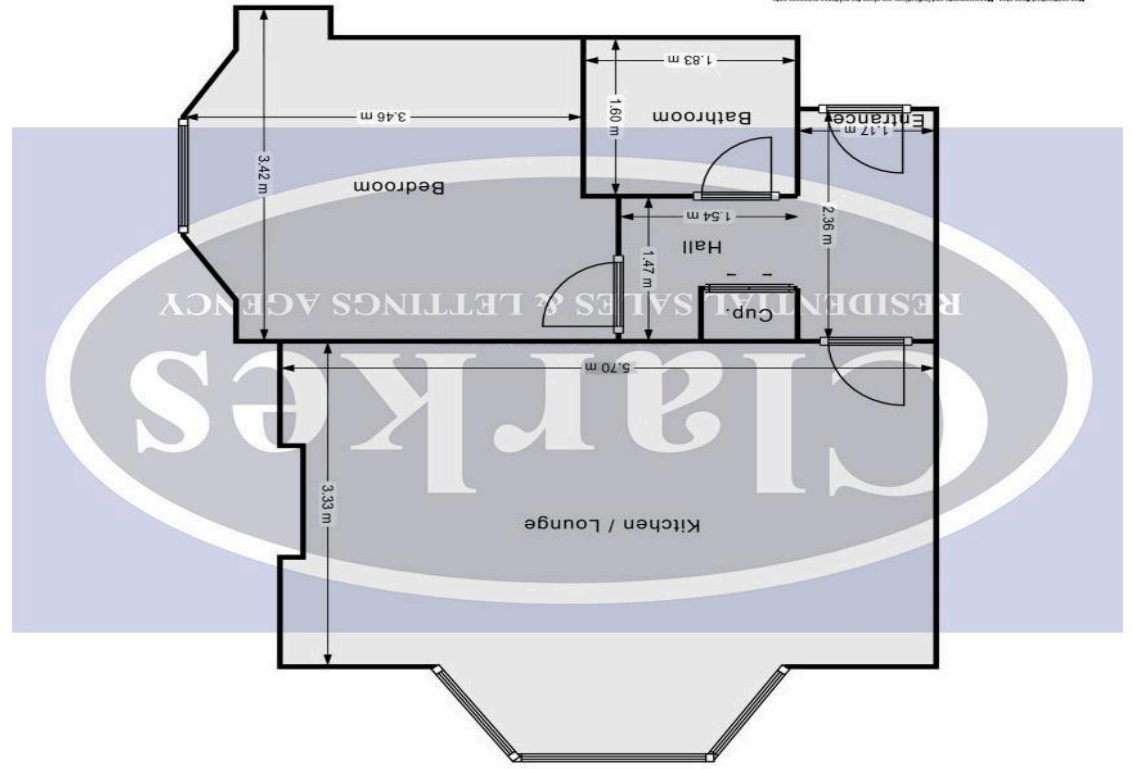


Energy Efficiency Rating	
Potential	Current
<p>EU Directive 2002/91/EC</p> <p>England & Wales</p> <p>Very energy efficient - lower running costs</p> <p>Not energy efficient - higher running costs</p>	
	<p>A (92-100)</p> <p>B (81-91)</p> <p>C (69-80)</p> <p>D (55-68)</p> <p>E (39-54)</p> <p>F (21-38)</p> <p>G (1-20)</p>
72	60



Character Flat on St Marys Road Bournemouth



Character Flat on St Marys Road Bournemouth



Clarkes are delighted to bring to the market this charming character attic apartment. This property is ideal for first-time buyers or investors.

The property is conveniently located in the Springbourne area of Bournemouth within close proximity of local schools, amenities, bus routes and Royal Bournemouth Hospital. Bournemouth town centre and its award winning beaches are also just a short drive away.

Located on the top floor of a period building this one bedroom flat is in good condition throughout. The property is entered through a private entrance hallway and features an open-plan living area with a cosy lounge with slopy ceilings, a modern fitted kitchen and space for a dining table.

The bedroom is a good sized double and offers a front aspect window and carpeted flooring. The bathroom offers a suite comprising of a bath with a shower over, a WC and sink. There is a mirrored wall cabinet above.

The property benefits from an allocated off-road parking space which is highly sought after in this area. The property also offers lockable bicycle/buggy storage, central heating and an efficient management company that provides regular maintenance and upkeep of the building.

Agent notes:

Council tax band: A

Tenure: New 175 year lease Share of Freehold

Ground Rent: Nil

Service Charge: TBC - Leaseholders have just bought Freehold and will appoint new Management Co

No pets allowed

New Combi boiler 2 years ago

New spotlights fitted throughout

New oven, bath and kitchen sink

SHARE FREEHOLD

Great Condition Throughout

Allocated parking space

Open-Plan Lounge / Diner / Kitchen

Lockable Bicycle Storage

Central Heating

NEW 175 YEAR LEASE

Council Tax Band A

Guide Price £165,000



Clarkes Properties - 696 Wimborne Road, BH9 2EG

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www.clarkesproperties.co.uk

All rooms have been measured with electronic laser and are approximate only. None of the services to the above property have been tested by ourselves and we cannot guarantee that the installations described in the details are in perfect working order. Clarkes Residential Sales and Lettings for themselves and for the vendors or lessors produce these brochures in good faith and are for guidance only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.