



house & son

## Bournemouth Road

Poole, Dorset BH14 9HR

£185,000

- Two Double Bedrooms
- Vacant Possession
- Garage
- New Lease
- Gas Central Heating and UPVC Double Glazing
- Garage
- Walking Distance to Ashley Cross



## HOUSE AND SON

House and Son are delighted to be able to offer for sale this purpose built second floor flat which offers spacious accommodation. Benefits include two double bedrooms, kitchen/breakfast room, 16ft living room, ample storage and a garage. The apartment is situated within well cared for gardens together with visitors parking and opposite St. Osmund's Church. Ashley Cross with its vibrant shops, cafes, restaurants and park is within a 15 minute walk and regular bus routes to Pool and Bourne mouth town centres. The property would be an ideal purchase for first time buyer or buy to let investor.

## COMMUNAL ENTRANCE HALL

Stairs to second floor. Door to

## ENTRANCE HALL

Radiator, intercom handset, built in cupboard housing hot water cylinder, slatted shelves, wall mounted fuse box.

## LIVING ROOM

**16' 0 into door recess" x 11' 5 max" (4.88m x 3.48m)**

UPVC double glazed window to front, radiator, coved and textured ceiling, wall mounted thermostat.

## KITCHEN/DINER

**12' 8" x 9' 1" (3.86m x 2.77m)**

Single bowl single drainer sink unit, inset roll top work surface with base unit and drawers beneath, further roll top work surfaces with space and plumbing for washing

machine, matching range of wall mounted cupboards, electric cooker with filter hood above, wall mounted gas fired boiler serving central heating and hot water, wall mounted programmer, tiled splashback, UPVC double glazed window to front, radiator, coved and textured ceiling. Space for breakfast table.

## BEDROOM ONE

**11' 4" x 10' 9" (3.45m x 3.28m)**

UPVC double glazed window to rear, radiator, coved and textured ceiling.

## BEDROOM TWO

**11' 3 into door recess" x 7' 8 max" (3.43m x 2.34m)**

UPVC double glazed window to rear, radiator, coved and textured ceiling.

## **BATHROOM**

White suite comprises panelled bath with electric shower over, pedestal wash hand basin, low level WC, heated towel rail/radiator, UPVC double glazed frosted window to rear, part tiled walls, coved and textured ceiling.

## **OUTSIDE**

Communal gardens to front and rear, mainly laid to lawn with feature shrubs, well tended mature boundary hedging.

## **GARAGE IN BLOCK**

Up and over door.

## **VISITORS PARKING SPACE**

## **SERVICE CHARGES**

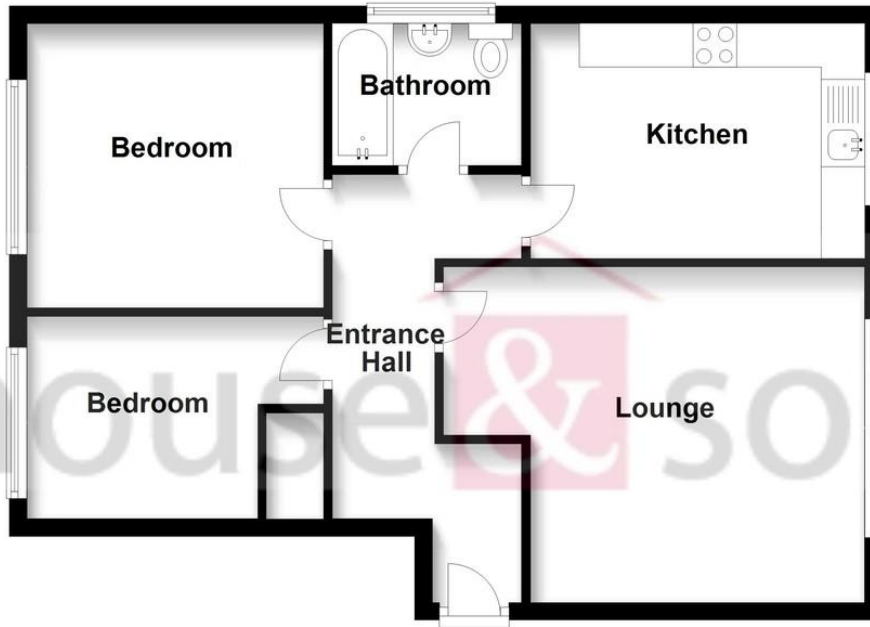
£1,286.88 for 2022.

2023 - TBC



## Second Floor

Approx. 57.6 sq. metres (620.0 sq. feet)



Total area: approx. 57.6 sq. metres (620.0 sq. feet)

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit [www.bournemouthenergy.co.uk](http://www.bournemouthenergy.co.uk) (Tel: 01202 556006)

Plan produced using PlanUp.

### COUNCIL TAX BAND

Tax band B

### TENURE

Leasehold

### LOCAL AUTHORITY

Bournemouth, Christchurch and Poole Council

26610222\_1031

Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

### Energy performance certificate (EPC)

Flat 10 Energy Lodge 103-105, Bournemouth Road POOLE BH15 2HT	Energy rating <b>D</b>	Valid until 29 March 2031 Certificate number 7160-5815-0222-4026-3793
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Property type  
Top-floor flat

### OFFICE

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