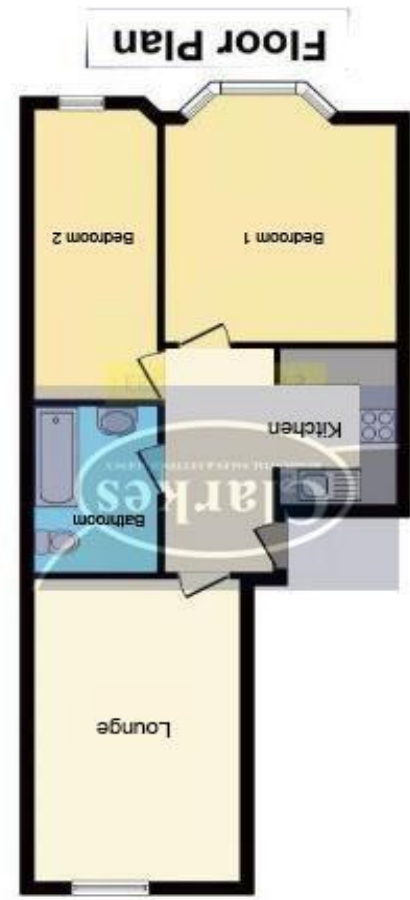


Energy Efficiency Rating	
Potential	Current
76	72
England, Scotland & Wales EU Directive 2002/91/EC Very energy efficient - lower running costs (92-100) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not energy efficient - higher running costs	



2 Bed Flat With Parking in Winton





## 2 Bed Flat With Parking in Winton



Clarkes are please to offer this SPACIOUS and well presented TWO BEDROOM FIRST FLOOR FLAT which is situated in a favoured central location close to local amenities and bus routes to surrounding areas.

**COMMUNAL HALL** Carpeted hall with stairs rising to the first floor with panel door.

**ENTRANCE HALL** Plain ceiling with ceiling light point, entry phone receiver, low level cupboard with trip switch fuse box and meter, wall mounted room thermostat, paneled radiator with thermostatic valve, access to all rooms

**BEDROOM ONE** 4.19m into bay x 3.07m (13'9" into bay x 10'1") Attractive room with angle bay window to the front elevation with three white framed UPVC double glazed windows with two bottom opening sections, paneled radiator with thermostatic valve, plain ceiling with ceiling light point.

**BEDROOM TWO** 4.80m x 1.83m (15'9" x 6'0") Front aspect with white framed UPVC double glazed window with bottom opening section, ceiling light point, double paneled radiator with thermostatic valve.

**KITCHEN** 2.67m x 2.01m (8'9" x 6'7") Modern range of base cupboards and drawer units extending along three walls with roll edge work surface over in a pine finish with tiled splashback, under eye level lighting, eye level cupboards extending along two walls, comprising built-in fridge and separate freezer with matching door panels, two half size single cupboards with doors over either side of a 'Stoves' single oven and grill with four ring electric hob above and filter hood over, further single storage cupboard with adjoining space under work surface for free standing kitchen appliance with plumbing provided, inset stainless steel single bowl single drainer sink unit with mixer tap, one double eye level cupboard, one single and four half size single cupboards, plain ceiling with ceiling light point, tiled flooring.

**SITTING ROOM** 4.85m x 3.23m (15'11" x 10'7") Rear aspect with white framed UPVC double glazed window with bottom opening section, plain ceiling with ceiling light point, double paneled radiator with thermostatic valve.

**BATHROOM** 2.26m x 1.57m (7'5" x 5'2") Modern white three piece suite comprising acrylic paneled bath with twin hand grips, mixer tap and shower attachment, close coupled WC with push button flush and pedestal wash hand basin with mixer tap and pop up waste, fully tiled around the bath area, tiled splashback to the back of the sink, wood laminate flooring, plain ceiling with ceiling light point and wall mounted vent, heated towel rail.

**OUTSIDE** There is a tarmac area to the rear providing ample off road parking for the flats, the end space is conveyed with this particular property.

**TENURE** Leasehold. NEW 170 Year Lease on Completion

**GROUND RENT** £0 per annum.

**MAINTENANCE** £600PA

**IDEAL FOR FIRST TIME BUYER OR LANDLORDS**

**Off road parking**

**6%+ Yield**

**Spacious Flat**

**Separate Lounge and Kitchen**

**Central Location**

**Council Tax Band B**

**Guide Price £175,000**



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