



Cunningham Crescent

Bournemouth, BH11 8DW

Guide Price £130,000

- No Forward Chain
- Large Lounge
- Generous Size Bedroom
- Modern Kitchen and Bathroom
- Communal Gardens
- Purpose Built Ground Floor Flat
- Direct Access onto Communal Gardens
- Parking (first come first served basis)



HOUSE AND SON

House and Son are delighted to be able to offer for sale this purpose built ground floor flat with benefit of direct access from lounge onto westerly aspect communal private gardens. The property is conveniently located for shopping and travel links to further afield. The accommodation is spacious with an overall feeling of natural light. The accommodation comprises communal foyer, front door to flat No 33b, entrance hall, lounge with double glazed French doors onto private lawned communal gardens, fitted kitchen, one double bedroom being dual aspect and modern bathroom. There are enveloping lawned private communal gardens for use of residents only and parking to the front on a first come first served basis.

COMMUNAL ENTRANCE

Porta phone entry.

COMMUNAL FOYER

Front door to No 33b flat. Private storage closet.

ENTRANCE HALL

"L"-shaped. Radiator. Deep recessed walk in closet. Two further utility closets for general items. Porta phone entry system. Telephone connection point.

LOUNGE

15' 3" x 10' 1" (4.65m x 3.07m)

Feature room with full height double glazed French doors accessing directly onto westerly aspect communal lawned garden. TV aerial connection point. "A really lovely" view over the well managed lawned communal gardens. Purbeck

stone fireplace with display mantle and raised hearth. Picture rail.

KITCHEN

10' 1" x 6' 10" (3.07m x 2.08m)

South westerly aspect double glazed window. One and half bowl sink unit with drainer, mixer taps over. Fitted range of eye level units, complementing range of base units incorporating drawers, roll top work surfaces over. Space for under counter fridge and separate freezer. Space and plumbing for washing machine, four ring electric hob with single combination oven under. Part tiled walls. Tiled floor. Wall mounted gas fired combination boiler.

BEDROOM

12' 0" x 11' 0" (3.66m x 3.35m)

Dual aspect with view over private communal lawned garden to rear. Radiator.

BATHROOM

7' 7" x 4' 10" (2.31m x 1.47m)

Obscure double glazed window. Bath with side and end panels, mixer taps over. Tiled walls. Built in shower, curtain and rail over bath. Pedestal wash hand basin. Low level WC. Heated towel rail. Tiled floor. Extractor fan.

EXTERNALLY

Communal lawned gardens envelope the block of purpose built flats. There is a pathway to communal entrance foyer.

DRYING AREA

Communal drying area to rear.

REFUGE

Covered bin store area.

PARKING

Parking bay to front of this block of flats. Parking on a first come, first served basis.

TENURE

91 year lease.

GROUND RENT

£10 per annum.

MAINTENANCE

Approximately £750 - £800 per annum.



Ground Floor

Approx. 46.8 sq. metres (503.7 sq. feet)



Total area: approx. 46.8 sq. metres (503.7 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 (Tel: 01202 556006)

Plan produced using PlanUp.

COUNCIL TAX BAND

Tax band A

TENURE

Leasehold

LOCAL AUTHORITY

Bournemouth, Christchurch and Poole
Council

25/05/2023, 10:03

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

Energy performance certificate (EPC)

Flat B 35 Curningham Crescent BOURNEMOUTH BH11 1DW	Energy rating D	Valid until 24 May 2033	Certificate number 2157-3027-8205-1177-0208
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Property type
Ground-floor flat

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements