





## **HOUSE AND SON**

House and Son are delighted to offer for sale this well proportioned, purpose built two double bedroom first floor flat. The property benefits from allocated off-road parking, long lease, double glazing and gas fired combination boiler.

The property is within close proximity to local shops, transport links, recreational spaces and choice of schools including grammar. The property is offered for sale with vacant possession. An ideal first time purchase.

## **COMMUNAL ENTRANCE**

Communal entrance with secure intercom system, stairs to first floor.

## **ENTRANCE**

Front door accessed via inner hallway.

## **HALLWAY**

Communicating hallway with access to all principal rooms.

## **LOUNGE/DINER/KITCHEN**

21' 3 max" x 12' 9 max" (6.48m x 3.89m)

## **KITCHEN AREA**

Stainless steel single bowl sink unit with drainer to side, chrome mixer tap over, set into marble effect roll top work surfaces. Range of base units incorporating drawers. Integrated electric fan oven with stainless steel gas hob, stainless steel chimney filter hood over. Matching wall mounted units, splashback and upstands. Tiled flooring. UPVC double glazed window to front.

## **LOUNGE/DINING AREA**

Further UPVC double glazed window to front, double radiator under. Carpeted flooring, smooth plastered walls and ceiling, with recessed spotlights.



### **MASTER BEDROOM**

**15' 5 max" x 12' 4" (4.7m x 3.76m)**

UPVC double glazed window to rear, radiator under, smooth plaster walls and ceiling, with recessed spotlights. Carpeted flooring.

### **BEDROOM TWO**

**11' 1" x 8' 10" (3.38m x 2.69m)**

UPVC double glazed window two side, radiator under, smooth plastered walls, smooth plastered ceiling with recessed spotlights. Carpeted flooring.

### **BATHROOM**

**5' 9" x 5' 7" (1.75m x 1.7m)**

White bathroom suite comprising bath with side panel shower screen to side and chrome trim, chrome mixer tap over, chrome t-bar shower with rainfall shower head, wash hand basin, with chrome mixer tap over, tiled splashback, vanity unit, low level WC, chrome towel rail, part tiled walls, tiled flooring, smooth ceiling, with recess spotlights, and extractor fan.

### **EXTERIER**

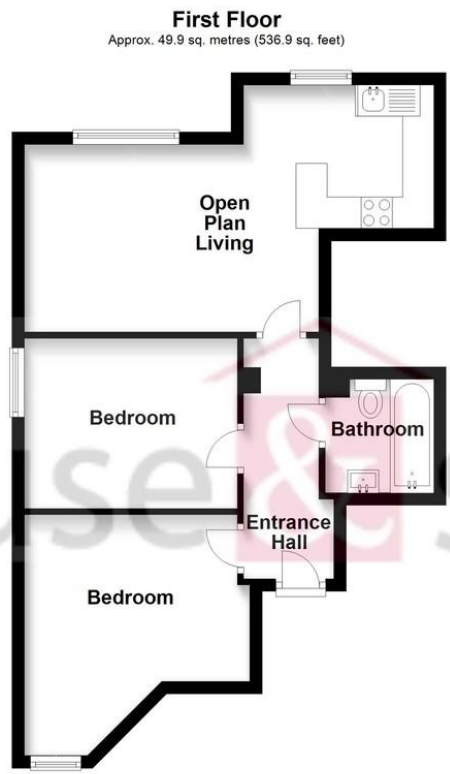
Communal grounds with variety of mature planting including trees and shrubs. The remainder being to lawn. Allocated parking and communal bin store.

Service Charge (£PA) £1,600

Ground Rent (£PA) £200

Leasehold (109 Years)





Total area: approx. 49.9 sq. metres (536.9 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.



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

## Energy performance certificate (EPC)

Flat 5 24 St. Albans Crescent BOURNEMOUTH BH8 9EW	<b>Energy rating</b> <b>C</b>	<b>Valid until:</b> 22 May 2033  <b>Certificate number:</b> 6700-4076-0022-2224-3573
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**Property type**  
Mid-floor flat