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house & son



Alma Road, Bournemouth, BH9 1AB
£175,000



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HOUSE AND SON

We are delighted to offer for sale the spacious one bedroom conversion flat. The property is fully double glazed and has a gas fired combination boiler servicing hot water and central heating.

With the lounge measuring 14' 1" x 12' 0" (4.29m x 3.66m) and a spacious master bedroom measuring 13' 5" x 9' 11" (4.09m x 3.02m) there is ample living space

The property further benefits from long lease, front garden and occasional parking to the side.

Located in Winton the property is on main bus routes, within minutes walk to both Winton and Charminster high streets and only 1.2 miles from Bournemouth University. An ideal purchase for first time buyers or those seeking accommodation for family members attending further education.



PRIVATE ENTRANCE

ENTRANCE HALL

5' 7" x 3' 8" (1.7m x 1.12m)

FIRST FLOOR LANDING

KITCHEN

9' 5" x 7' 5" (2.87m x 2.26m)

MASTER BEDROOM

13' 5 into recess" x 9' 11" (4.09m x 3.02m)

LOUNGE

14' 1 into bay into recess" x 12' 0" (4.29m x 3.66m)

BATHROOM

TENURE

Leasehold - approximately 94 years

Maintenance - 50/50

EPC Rating – C

Council Tax Band - A

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.