



house & son

Charminster Road

Bournemouth, BH8 9QQ

£250,000

- Two Double Bedrooms
- Modern Throughout
- Open Plan Kitchen/Family Room
- En-Suite to Master Bedroom
- Family Bathroom
- Private Garden
- Long Lease
- Ideal FTB or BTL



HOUSE AND SON

It is with great pleasure that we offer for sale this two double bedroom, purpose-built apartment, completed in 2019. Conveyed with the remainder of the builder's warranty, a lease term of 121 years and an enviable EPC rating of 83 (B).

The heart of the home is the open planned living area which measures 16'11 x 16'04 and has direct access onto the private westerly aspect rear garden via UPVC double glazed French doors. The modern fitted kitchen has integrated appliances, including fridge/freezer, washer/dryer, dishwasher and a concealed gas fired combination boiler. There is also a generous pantry for further storage. In addition, the room is ample big enough for separate dining and sitting areas.

The master bedroom has a UPVC double glazed bay window to the front, built-in storage and a full en-suite shower room. The second double bedroom has a feature window to the side. The family bathroom and aforementioned en-suite have modern suites, tiled floors, part tiled walls and extractor fans.

The reception hallway features a storage cupboard and provides access to all principal rooms. The property has a intercom system and CCTV in the communal areas.

Externally there is residents parking on a first come, first served basis, which is permit restricted. There is ample additional parking within vicinity. The private rear garden is fence enclosed, mostly laid to lawn with a patio area abutting the rear of the property. There is also a storage area to the side of the property.

Located on Charminster Road the property is on main bus routes, minutes' walk from local parks, including Winton Recreation Ground, a stone's throw from local shops, restaurants and bars. It also falls within a choice of school catchments, including St. Lukes and the excellent Queens Park Academy.

COMMUNAL ENTRANCE

COMMUNAL HALLWAY

HALLWAY

18' 2" x 3' 6" (5.54m x 1.07m)

LIVING AREA

16' 11" x 16' 4" (5.16m x 4.98m)

MASTER BEDROOM

13' 0" into bay " x 9' 6" (3.96m x 2.9m)

EN-SUITE

10' 0" x 3' 3" (3.05m x 0.99m)

FAMILY BATHROOM

8' 0 max" x 6' 0 max" (2.44m x 1.83m)

BEDROOM TWO

11' 10" x 8' 0 plus window recess" (3.61m x 2.44m)

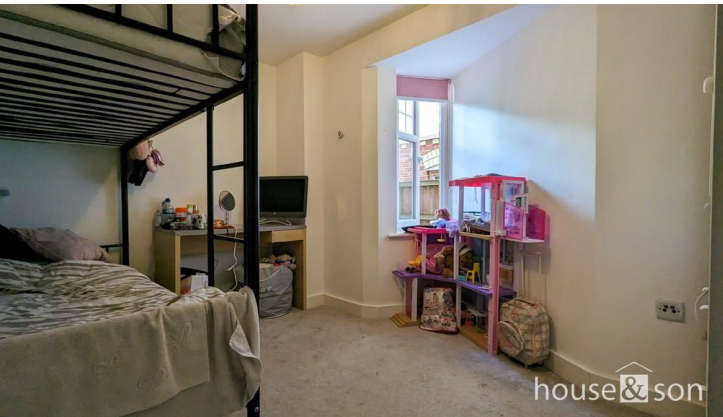
PRIVATE GARDEN

TENURE

Leasehold - 121 years remaining.

Maintenance - £1,600 per annu m.

Ground rent - £200 per annu m.





Ground floor

COUNCIL TAX BAND

Tax band B

TENURE

Leasehold

LOCAL AUTHORITY

Bournemouth, Christchurch and Poole Council

21/09/2023, 16:14 Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)

1 Deane Lodge 213, Chalmers Road BOURNEMOUTH BH9 5QQ	Energy rating B	Valid until: 4 November 2029 Certificate number: 2708-7045-7361-6578-5984
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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