







## HOUSE & SON

We are delighted to offer for sale this purpose built second floor flat, located within the popular Ensbury Park location. The accommodation boasts over 750sq. ft of floor space, with a good-sized kitchen/breakfast room, two double bedrooms, study/work from home room, casual parking, garage and communal gardens. A super property for a first-time buyer or investment purchaser, with low outgoing including peppercorn ground rent, affordable service charges and a council tax band of A. Viewing comes highly recommended. Guide Price £200,000-£210,000.

## COMMUNAL ENTRANCE

Porta phone entry;

## ENTRANCE FOYER

Door to rear accessing onto lawned garden and clothes drying area, parking bay and garages. Stairs to all floors.

## SECOND FLOOR LANDING

Front door leading into:-

## ENTRANCE LOBBY

Provision for shoes, coats etc.

## LOUNGE

14' 4" x 11' 6" (4.37m x 3.51m)

Dual aspect double glazed windows, with view out over cul-de-sac location, radiator and TV aerial point.

## KITCHEN/BREAKFAST ROOM

14' 4" x 10' 9" (4.37m x 3.28m)

"Heart of the home". A sizeable room with extensive cabinets and provision for a good-sized table and chair set. Single bowl single drainer sink unit inset roll top work surfaces with range of base units beneath, space and plumbing for dishwasher, further range of base units, drawers, space and plumbing for washing machine and space for tall fridge/freezer, integrated stainless steel effect oven, four ring gas hob, tall larder cupboard, range of matching wall mounted units incorporating integrated filter canopy: -



**continued:** glazed display units, under pelmet lighting, wall mounted gas fired combination boiler serving hot water and central heating, tiled splashback, space for dining table, coved and textured ceiling, tiled floor, UPVC double glazed window overlooking gardens, radiator.

### **STUDY/WORK FROM HOME OFFICE**

**8' x 4' 11" (2.44m x 1.5m)**

Ideal office space or further storage. Power points. Radiator.

### **BEDROOM ONE**

**12' 11" x 10' 9" (3.94m x 3.28m)**

Range of floor to ceiling wardrobes with mirror sliding doors, hanging and shelving. Radiator, UPVC double glazed window to side, coved and textured ceiling. A bright and airy room.

### **BEDROOM TWO**

**12' 11" x 8' 5" (3.94m x 2.57m)**

UPVC double glazed window to side, radiator, coved and textured ceiling.

### **BATHROOM**

White suite comprises panelled bath with built in shower over, vanity unit with high gloss finish unit, inset wash hand basin, concealed cistern low flush WC, fully tiled walls and floor, radiator, recessed lighting, shaver point, extractor fan.

### **CLOAKROOM**

Suite comprises low level WC, wall mounted wash hand basin, built in cupboard, part tiled walls, extractor fan, tiled floor.

### **COMMUNAL GARDENS**

Lawned garden area with mature shrubs and trees. The gardens are for the use of the residents of 3 Cornish Gardens.

### **PARKING**

Parking Bay to the front/side on a first come first served basis. Easy on street parking in the immediate location.



### **OUTSIDE SHED**

An outside shed is allocated in a small block within the grounds, expressly for 3-M Cornish Gardens.

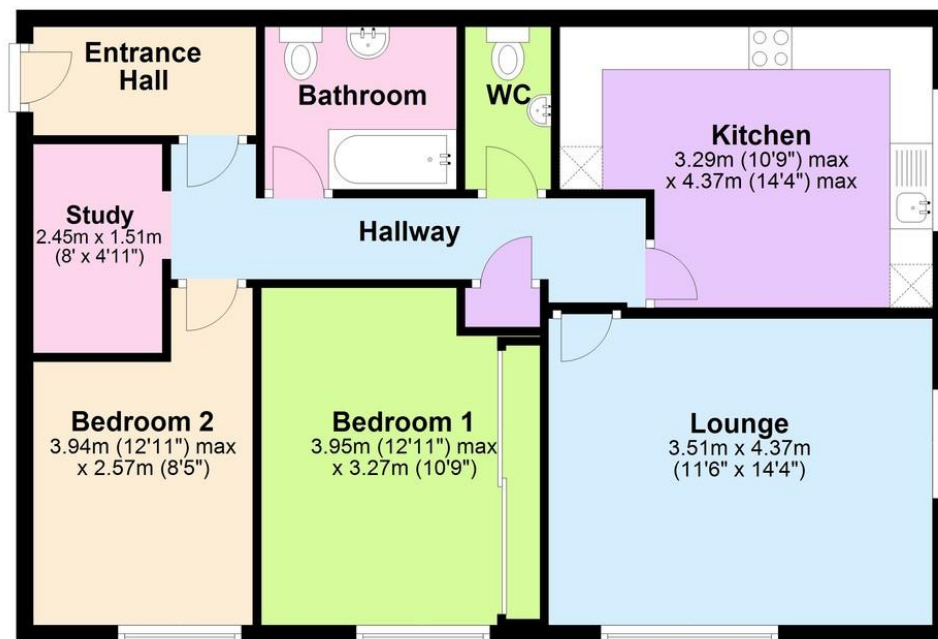
### **GARAGE**

A single garage is conveyed with 3-M Cornish Gardens, located in a small block within the grounds, within close proximity to the entrance foyer.





## Ground Floor



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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3, Cornish Gardens  
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Energy rating

**C**