



Malmesbury Park Road, Bournemouth, Dorset

2 1 1

Asking Price £230,000



Corbin & Co are pleased to introduce a magnificent opportunity to own a well-presented converted ground floor flat in the splendid location of Malmesbury Park Road, Bournemouth, Dorset. This extraordinary property offers a charming entrance leading to a spacious hallway, setting the stage for the grandeur to unfold. Step inside this welcoming abode and be captivated by the fantastic kitchen, boasting ample storage and room to delight in delicious dining experiences. The thoughtfully designed layout encompasses two generously-sized double bedrooms, both featuring fitted wardrobes, ensuring ample space for your belongings. Adjacent, a modern bathroom awaits, exuding elegance and contemporary appeal. As you make your way through this remarkable dwelling, the charm truly intensifies with a large lounge/diner, boasting expansive windows that usher in glorious natural light, creating an inviting ambiance. A truly delightful space to entertain loved ones or simply unwind after a long day. Rest assured, comfort is key in this property, with gas central heating and uPVC double glazing further enhancing your tranquility and providing a snug haven all year round. With a lengthy lease agreement boasting over 966 years remaining, your peace of mind is well-preserved. Maintenance for this gem is also split equally with 50/50 shared responsibilities with the neighboring property, ensuring a hassle-free living experience. Best of all, there is no ground rent to ponder upon. Brilliantly located, this converted ground floor flat benefits from an allocated off-road parking space to the front, ensuring convenience upon your return home. Moreover, there is a small shared courtyard garden. Situated in the idyllic area of Malmesbury Park Road, this prestigious property offers a wealth of nearby amenities just a stone's throw away on Charminster high street. Explore a plethora of bus stops, delightful bars, tantalizing cafes, and convenient stores, all within easy reach. Plus, educational establishments catering to students of all ages grace the neighborhood, ensuring a comfortable and nurturing environment for families. Nature enthusiasts and avid golfers will find solace in the proximity of the esteemed Queens Park Golf Course, while the bustling Bournemouth train station and award-winning sandy beaches are a mere short stroll away, adding a hint of luxury to everyday life. Immerse yourself in Bournemouth's vibrant town center, situated just approximately 2.5 miles away, where desirable shops and delectable culinary offerings are plentiful. For seamless travel, the A338 Wessex Way is effortlessly accessible, conveniently connecting you to major transportation arteries. Travel dreams further come to fruition with Bournemouth's International Airport a mere 5 miles away, while the mainline train station stands just 1.5 miles distant, offering endless possibilities for adventurers. This is not just a property; it is an opportunity to embrace a lifestyle enriched by sophistication and convenience. Don't miss out on this rare gem - contact us now to view this extraordinary converted ground floor flat at your earliest convenience. The journey to unrivaled quality living begins here. Call us on 01202 519761





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Approx Gross Internal Area
71 sq m / 759 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		66	77
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

OPENING HOURS

Mon - Thur 9-6 Friday 9-5 Sat 9-4

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