

ST. ALBANS CRESCENT

BOURNEMOUTH



£395,000
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C	77	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

- EXCEPTIONALLY SPACIOUS MAISONETTE
- Stylish home, one of 2 in older property
- 4 double bedrooms and dressing room
- Luxury modern bathroom and separate shower room
- LARGE OPEN PLAN LIVING SPACE

EXCEPTIONALLY SPACIOUS MAISONETTE. Extensively refurbished to create a STYLISH HOME. 4 bedrooms and 2 bathrooms. Impressive OPEN PLAN LOUNGE/KITCHEN/DINING ROOM. Private entrance. Rear garden and PARKING SPACE, cycle store. NO FORWARD CHAIN

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A WELL PRESENTED AND EXCEPTIONALLY SPACIOUS MAISONETTE of over 173 sq m

Has been extensively refurbished to create a STYLISH HOME in this very convenient location between Charminster Road and Queens Park

On the first and second floor of a converted building, and has the benefit of a PRIVATE SECTION OF GARDEN, PARKING SPACE and PRIVATE ENTRANCE

White decor and stripped floorboards (or part new carpet) give a clean and fresh feel, with lots of natural light

For many people the highlight will be the large OPEN PLAN

LOUNGE/DINING/KITCHEN with a well fitted kitchen area including oak butchers block worktops, integrated induction hob, double electric oven (part can be used as microwave), dishwasher and washing machine, and space for large fridge/freezer

with door with Juliet balcony overlooking the garden

There is a LARGE DOUBLE BEDROOM with adjacent DRESSING ROOM and LUXURY BATHROOM with freestanding bath

There are 3 LARGE BEDROOMS on the second floor, which share a SHOWER ROOM

Windows are UPVC double glazed windows (apart from original stained glass windows), and central heating is gas Viessmann boiler in kitchen

The REAR GARDEN has a paved patio and lawn (plus hardstanding for a large shed or cabin) and there is a very useful CYCLE STORE

Paved parking is available at the front of the property

There are local shops and bus routes along Charminster Road, which has an eclectic range of smaller shops, restaurants and bars and excellent schools for all ages in the local area

The property is to be conveyed with an extended lease. Cost of any maintenance of the shared areas and buildings insurance is shared with the owner of the ground floor flat

Council Tax Band C

FOR SALE WITH NO FORWARD CHAIN!

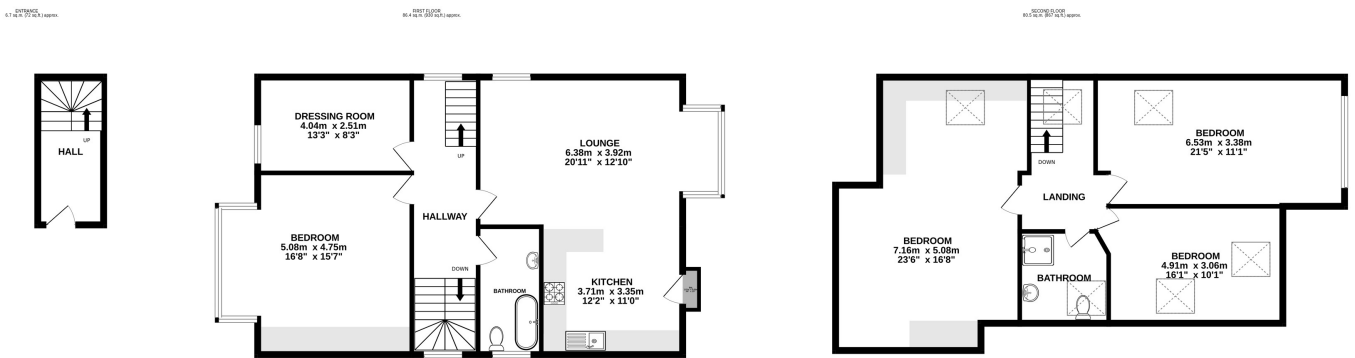
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TOTAL FLOOR AREA : 173.6 sq.m. (1869 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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