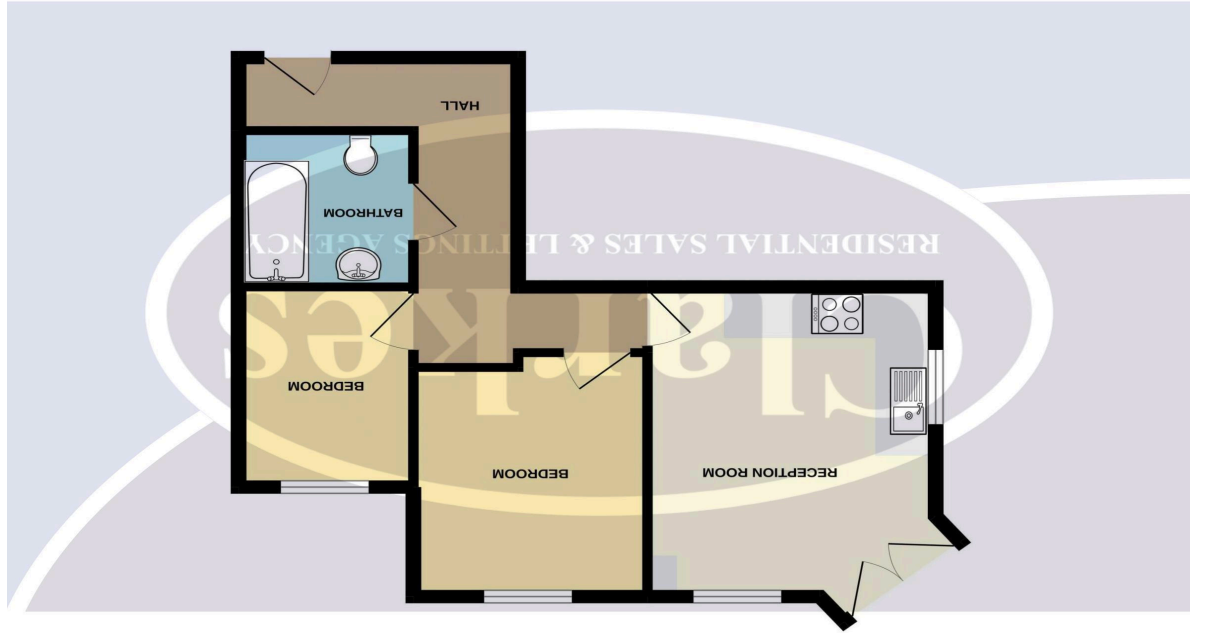


Energy Efficiency Rating		EU Directive 2002/91/EC	
Potential	Current	England, Scotland & Wales	
	79	Not energy efficient - higher running costs	
		G (1-20)	
		F (21-38)	
		E (39-54)	
		D (55-68)	
	79	C (69-80)	
		B (81-91)	
		A (92-100)	
		Very energy efficient - lower running costs	



GROUND FLOOR



Gresham Point, Bournemouth, Dorset



Built in 2007, this light and airy TWO BEDROOM GROUND FLOOR contemporary FLAT is situated in the highly desirable suburb of Bournemouth.

Lounge/Dining/Kitchen area: 4.3m (14'1) x 4.45m (14'7)
Open-Planned living with triple aspect design, allowing for ample natural light. Double glazed windows have fitted blinds in keeping with the modern building. French doors providing access to external areas and the allocated parking space.

The kitchen has Integrated appliances including a washer/dryer, oven, hob, and extractor. A housed Glow Worm combi boiler for heating and hot water.

Gas Central Heating (GSH) Throughout:

Master Bedroom 1:

3.34m (10'11) max x 2.68m (8'10) max Features fitted blinds for privacy and light control.

Second Bedroom 2: 2.6m (8'6) x 2.12m (6'11)
Described as a good-sized single room. Fitted blinds for privacy and light control. Modern

Bathroom: 2.12m (6'11) x 2m (6'7) Large bathroom with the edition of a heated towel rail and a modern white suite -bath and shower over taps with a pedestal basin . Includes an extractor for ventilation.

Security Front Door Entry Intercom System: Provides controlled access to the property, enhancing security.

Communal Bike Store: Shared space for residents to store bicycles securely.

Allocated Parking: Provides a designated parking space for the property.

Lease Length: 125 years from 25/12/2007

Council Tax Band:B

EPC Rating: C

Service Charge: £541 every 6 months plus £100 reserve fund

Ground Rent: £200 p/a 25/12 to 24/12/24

All rooms have been measured with electronic laser and are approximate only. None of the services to the above property have been tested by ourselves and we cannot guarantee that the installations described in the details are in perfect working order. Clarkes Residential Sales and Lettings for themselves and for the vendors or lessors produce these brochures in good faith and are for guidance only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.

TWO BEDROOM GROUND FLOOR FLAT

CLOSE TO SHOPS AND BUS ROUTES

ALLOCATED PARKING

NO FORWARD CHAIN

POPULAR LOCATION

GRAMMAR SCHOOL is walking distance

Communal BIKE STORE

FITTED BLINDS

BUILT IN 2007

Council Tax Band B

Guide Price £196,000



Clarkes Properties - 696 Wimborne Road, BH9 2EG

Tel: 01202 533377 Email: enquiries@clarkesproperties.co.uk

www.clarkesproperties.co.uk

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