





Columbia House, Ensbury Park, Bournemouth,







Location:

Ensbury Park offers a peaceful and welcoming community atmosphere. This residential area is popular with families and home to some great schools including the highly successful Winton & Glenmoor Academies.

There are lots of recreational facilities in the immediate area such as Redhill Park which has tennis courts, bowling green, outdoor paddling pool, cafe and a playground. Facilities for football, cricket, skateboarding, etc. are also available at Slade's Farm Recreation Ground.

Slades Farm Rec also boasts an Olympic size community cycle track. The track opened as the Bournemouth Cycling Centre in June 2011, allowing the entire community to enjoy activities including competitive cycle training and racing, learning to ride a bike, cycling for exercise, in-line skating and running.

This is a fantastic First Time Buy or the ideal Buy to Let Investment.

Entrance Hall

Smooth ceiling with pendant light, painted walls and carpet flooring.

Kitchen 3.00m (9' 10") x 2.80m (9' 2")

UPVC double glazed window to side aspect, smooth ceiling with inset spot lights, part painted part tiled walls, linoleum flooring, matching wall and base units with roll edge work surfaces, single oven with four ring gas hob, sink and half and drainer.

Lounge 3.80m (12' 6") x 3.00m (9' 10") UPVC double glazed window to rear aspect, smooth ceiling with pendant light, painted walls, radiator, television point, telephone point and carpet flooring.

Bathroom 2.60m (8' 6") x 1.50m (4' 11") Smooth coved ceiling with pendant light, part painted part tiled walls, radiator, linoleum flooring, close couple WC, pedestal wash basin, panel with mixer shower over and extractor fan.

Bedroom One 4.40m (14' 5") x 2.80m (9' 2") UPVC double glazed window to side aspect, smooth coved ceiling with pendant light, painted walls, radiator, telephone point and carpet flooring.

Bedroom Two 3.10m (10' 2") x 2.30m (7' 7") UPVC double glazed window to side aspect, smooth coved ceiling with pendant light, painted walls, radiator and carpet flooring.

AGENT NOTES:

Lease Length: 106 Years Remaining Service Charge: £1560 Per Year Ground Rent: £295 Per Year Potential Rent: £1200pcm

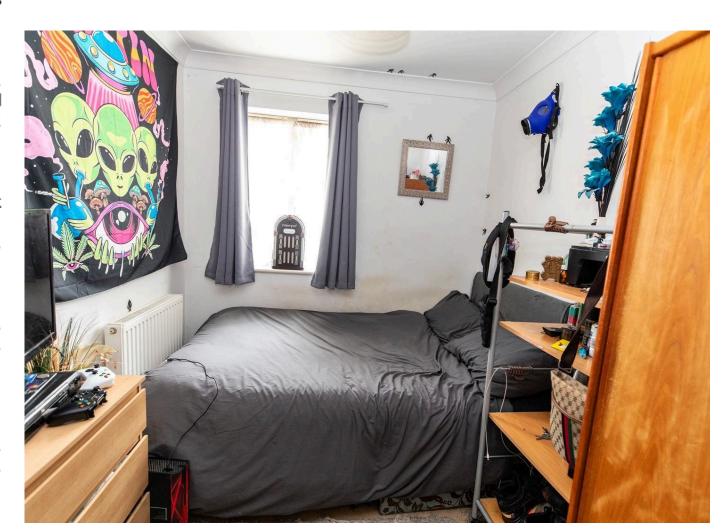
Council Tax Band B

Asking Price £200,000









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