

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

Whist every attempt has been made to ensure the accuracy of the floor plan 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

Made with Metropix ©2016

TOTAL APPROX. FLOOR AREA 577 SQ.FT. (53.6 SQ.M.)

The floor plan shows a layout with a Master Bedroom, Bathroom, Entrance Hall, Lounge/Kitchen, and Bedroom 2. The kitchen area includes a sink, stove, and refrigerator. The bathroom contains a bathtub, toilet, and sink. The entrance hall provides access to all rooms. A storage area is also indicated.



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



Clarkes Properties - 696 Wimborne Road, BH9 2EG

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

www.clarkesproperties.co.uk

Asking Price £200,000

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.