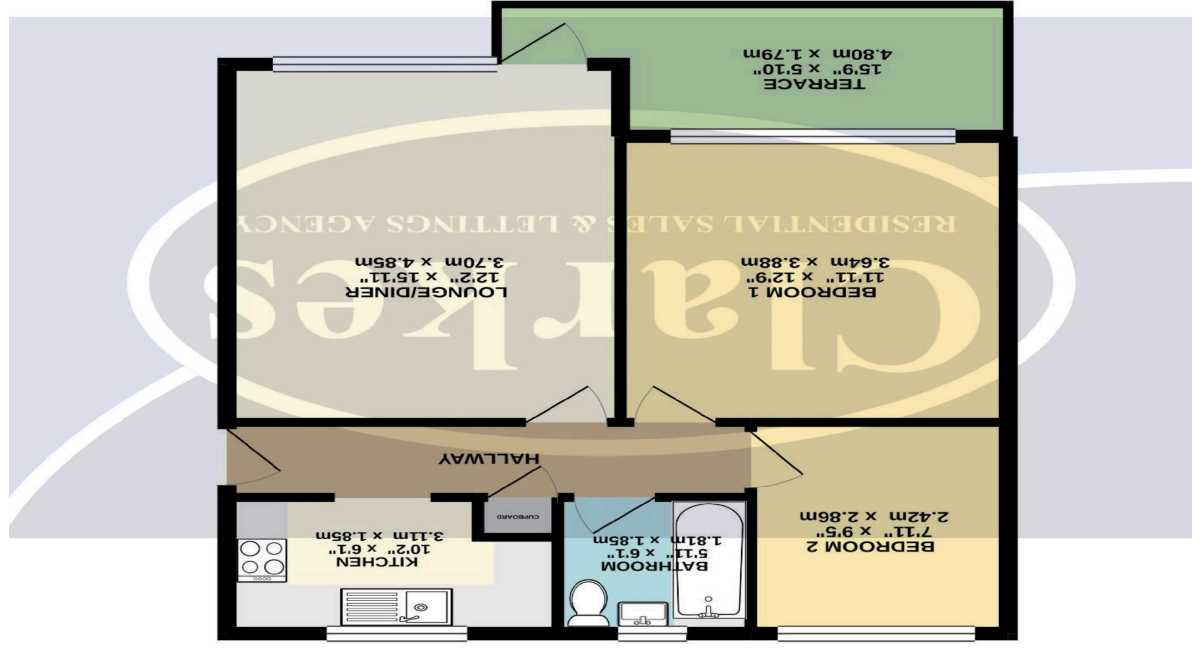


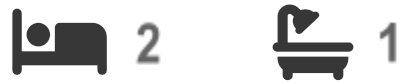
Measurements were taken on the day of the inspection and are approximate. The actual dimensions may vary slightly from those shown on the floor plan. The floor plan is for information only and does not constitute an offer of any property. The floor plan is not to be used as a guide to the actual layout of the property. The floor plan is not to be used as a guide to the actual layout of the property. The floor plan is not to be used as a guide to the actual layout of the property. The floor plan is not to be used as a guide to the actual layout of the property.

Energy Efficiency Rating		England, Scotland & Wales	
Potential	Current	EU Directive 2002/91/EC	EU Directive 2002/91/EC
84	55	Very energy efficient - lower running costs	Not energy efficient - higher running costs
A (92-100)	G (1-20)		
B (81-91)	F (21-38)		
C (69-80)	E (39-54)		
D (55-68)	D (55-68)		
E (39-54)	C (69-80)		
F (21-38)	B (81-91)		
G (1-20)	A (92-100)		





# Magnolia House, Bournemouth, Dorset



This STUNNING two bedroom first floor flat is conveniently located in the residential and POPULAR area of Redhill.

The immaculate property benefits from a modern kitchen with black gloss worktops and a range of eye and base level worktops, with fitted electric hob and oven with extractor hood over. The view from the kitchen window is beautiful looking out onto fields and trees as well as the communal grounds.

There are two double bedrooms, the HUGE master has ample fitted storage with large fitted mirrored wardrobes. There is a tiled floor to ceiling MODERN bathroom, with bath/electric shower and benefits from a modern white suite as well as a heated towel rail.

A light, spacious and airy lounge opens onto a generous sized balcony/sun trap!

Further benefits include 900+ years left on the leasehold, UPVC double glazing.

There are beautiful communal gardens to the rear of the property and numerous parking bays at the front. This flat would be ideal for first time buyers or buy-to-let investors. Location benefits -

Redhill: The Redhill area is a small and sought after residential area (more or less defined by the Post Code BH10 6) which borders Redhill Common. Redhill Common is a Green Flag winning park and heathland. There is a Play Park and a Café. The River Stour and Stour Valley Nature Reserve is a short walk north and Slades Farm Recreation Park a short walk to the South. The residential area is known for having spacious mostly detached properties on tree lined avenues. There is a parade of local shops and a primary school in Hill View Road. The very successful Winton & Glenmoor Academy Secondary School is a short walk away.

Quater Service charge £331.

Local authority - Bournemouth Borough council

**STUNNING PURPOSE BUILT FLAT**

**MODERN KITCHEN & BATHROOM**

**UPVC DOUBLE GLAZING**

**900+ YEAR LEASEHOLD**

**TWO DOUBLE BEDROOMS**

**BALCONY**

**COMMUNAL GARDENS**

**PARKING on a first come basis**

**PETS permitted.**

Council Tax Band B

**Asking Price £225,000**



**Clarkes Properties - 696 Wimborne Road, BH9 2EG**

Tel: 01202 533377 Email: [enquiries@clarkesproperties.co.uk](mailto:enquiries@clarkesproperties.co.uk)  
[www.clarkesproperties.co.uk](http://www.clarkesproperties.co.uk)

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.