

# 213 CHARMINSTER ROAD BOURNEMOUTH



Guide Price of £250,000  
LEASEHOLD

**paulwatts**

# 213 CHARMINSTER ROAD



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

- SMART 2 DOUBLE BEDROOM first floor flat
- In QUALITY BLOCK of 6 flats (c.2019)
- Light and airy OPEN PLAN LIVING SPACE
- Well fitted integrated kitchen area
- EN SUITE to bedroom 1
- VERY ENERGY EFFICIENT FLAT

QUALITY 2 BEDROOM FIRST FLOOR FLAT in modern block of 6 (c.2019). Very convenient location close shops, cafes, etc., short walk to Winton Recreation Ground. EN SUITE to Bed 1. OPEN PLAN LIVING SPACE with well fitted kitchen area. Communal parking.

## 213 CHARMINSTER ROAD

A QUALITY TWO BEDROOM FLAT FIRST FLOOR in this smart block of six flats dating from c.2019

Situated in a very convenient location on Charminster Road, close to all the amenities including shops, cafes and bus stops

A communal front door with entryphone systems leads to steps up to this flat

The spacious hall has doors to all rooms and also has 2 STORAGE CUPBOARDS

With a bay window, the OPEN PLAN LIVING SPACE is light and bright and has plenty of room for lounge suite and dining table and chairs, with kitchen area set back

The kitchen is fully integrated with an attractive range of units and gas hob (cooker hood above), electric oven, Neff dishwasher, Indesit washer/dryer and fridge/freezer

Bedrooms are at the rear of the block, with Bedroom 1 having an EN SUITE SHOWER ROOM

The SEPARATE BATHROOM is fitted with a white suite including bath with shower over

Windows are UPVC double glazed and central heating is provided by a Ideal Logic combi gas boiler (in kitchen)

With a PARKING PERMIT owners may park in one of the 5 communal spaces or on the adjacent road (with no penalty)

To the rear of the block is a SECURE BIKE STORE

Charminster Road has an eclectic mix of smaller shops and restaurants, whilst Bournemouth town centre with its renowned gardens and beaches is a short drive or bus ride away. The popular Castlepoint Shopping Centre on Castle Lane West is also within easy reach

There are schools for all ages in the local area, and excellent leisure facilities, including Winton Recreation Ground (a short walk away) and David English Sports Centre

TENURE IS LEASEHOLD with a 125 year lease from 2019. Ground rent is £200 p.a. and service charge for 6 months to 28 March 2024 was £1046.00 (latest figure awaited).

Council Tax Band B

WELL PRESENTED HOME VIEWING HIGHLY RECOMMENDED

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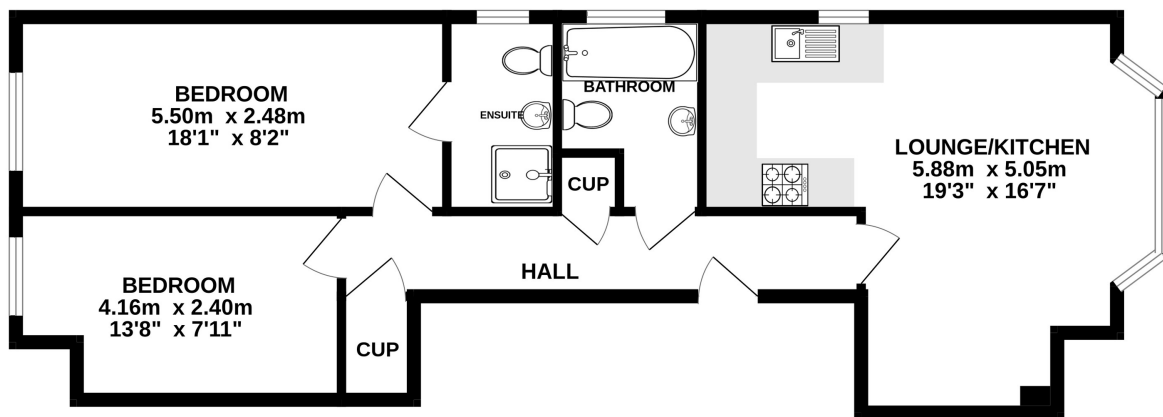
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The logo for Paul Watts, featuring the name 'paulwatts' in a bold, lowercase, sans-serif font. The 'paul' is in white and 'watts' is in a bright yellow-green color. The text is set against a solid black rectangular background.

213 CHARMINSTER ROAD

**FIRST FLOOR**  
61.7 sq.m. (664 sq.ft.) approx.



TOTAL FLOOR AREA : 61.7 sq.m. (664 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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