



Charminster Avenue, Bournemouth, Dorset

2 1 1

Asking Price £270,000



We are pleased to offer for sale this characteristic first floor apartment in the popular location of Charminster, Bournemouth, BH9.

This property boasts a large frontage with off-road parking for two vehicles and a beautiful private rear garden. Located within walking distance to the vibrant Charminster High Street and the sought-after Queens Park with its renowned golf course, this home offers easy access to a variety of shops, restaurants, bars, and cafes.

Charminster is also conveniently situated within 10 minutes of Bournemouth Town Centre and provides excellent transport links to both Bournemouth and Poole.

Upon entering through the private entrance, you will find a spacious hallway with stairs leading to the first floor and access to a convenient cloakroom and storage underneath the stairs.





The landing provides access to all rooms. To the front, a spacious lounge/diner with a feature bay window. A sizeable kitchen with ample storage and space for appliances.

The main bedroom overlooking the rear garden is generous in size, with the potential to be used as a main lounge if desired. A second bedroom is located to the front fitted with built-in wardrobe, desk, and access to a large loft space with Velux window and is partly boarded.



The property also features a good-sized bathroom and the added benefit of a large shingled driveway to the front, as well as a well-maintained front garden with trees, shrubs and flower beds.

This well-maintained property is ideal for those looking for a peaceful oasis in a desirable location. Don't miss the opportunity to view this lovely home in good condition throughout. Contact us ON 01202 519761 to arrange a viewing today!

Other Information: - NO FORWARD CHAIN
Share of the freehold - 993 Years remaining on the lease. Maintenance - 50/50 as and when.
Ground Rent: Nil



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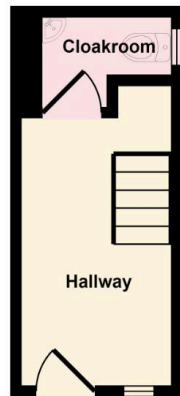
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Energy Performance Certificate

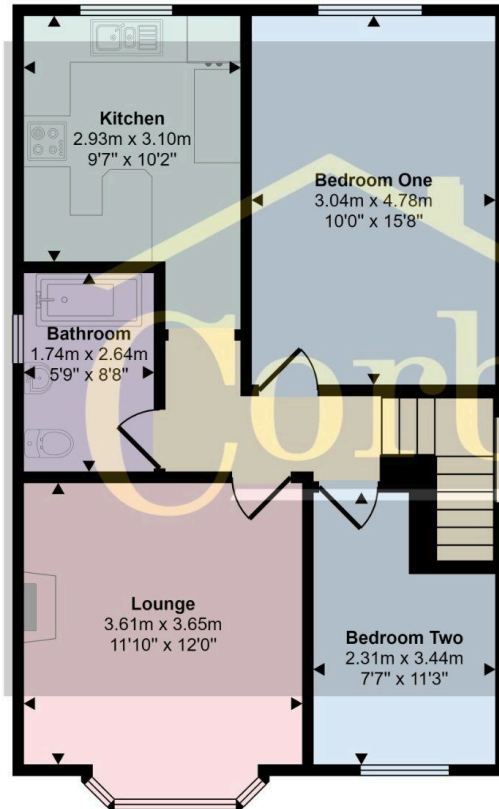
The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



Approx Gross Internal Area
124 sq m / 1336 sq ft



Ground Floor
Approx 9 sq m / 99 sq ft



First Floor
Approx 60 sq m / 644 sq ft



Second Floor
Approx 55 sq m / 592 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

