



Gunville Crescent, Bournemouth, Dorset

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Asking Price £200,000



Corbin & Co are delighted to offer for sale a purpose-built one-bedroom first-floor flat nestled in the sought-after Muscliff area of Bournemouth.

This charming property offers modern living at its finest, complete with its own private entrance for ultimate privacy and convenience. An excellent opportunity awaits first-time buyers or investors, as this flat comes with no forward chain and a lease of over 955 years remaining.

Step inside to discover the key features of this delightful flat. Enjoy the luxury of a spacious lounge/diner, perfect for relaxing or entertaining guests. The separate kitchen is well-equipped with ample storage and space for your appliances, making it an ideal spot for whipping up delicious meals.

The bedroom is a peaceful retreat, complete with fitted wardrobes for all your storage needs. The stylishly designed bathroom boasts quality fixtures and fittings for added comfort.

Located in the prime BH9 postcode, this property offers excellent transport links and is within walking distance to local shops, amenities, doctors, and dentists. Take advantage of the nearby large green areas and picturesque riverside walks for a breath of fresh air.

For convenient shopping trips, Castlepoint Shopping Centre is just a short drive away, offering a variety of retail outlets, eateries, and supermarkets. And let's not forget about Bournemouth's vibrant town center and award-winning beaches within easy reach.

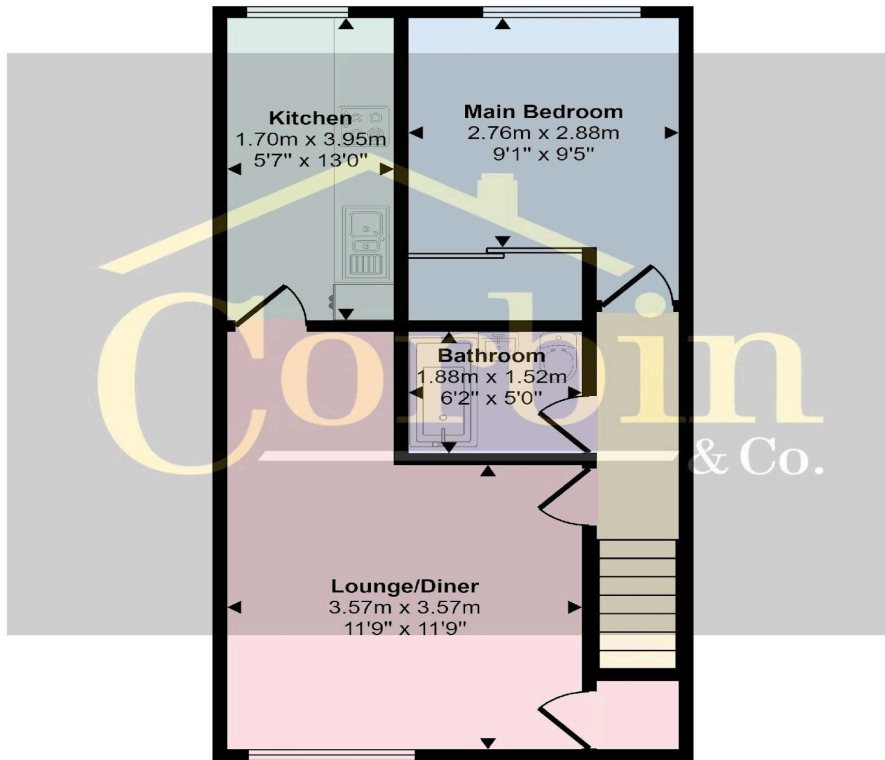
The benefits don't stop there – this property is offered with no forward chain, allowing you to move in quickly and hassle-free. With over 955 years remaining on the lease, you can enjoy the peace of mind that comes with long-term ownership. Experience the perfect blend of comfort, convenience, and modern living at Gunville Crescent.

This one-bedroom flat is ready to welcome its new owner. Don't miss out on this fantastic opportunity – contact us today to arrange a viewing and make this property your new sanctuary.





Approx Gross Internal Area
42 sq m / 456 sq ft



Floorplan

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.

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		63	76
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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.

OPENING HOURS

Mon - Thur 9-6 Friday 9-5 Sat 9-4

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