

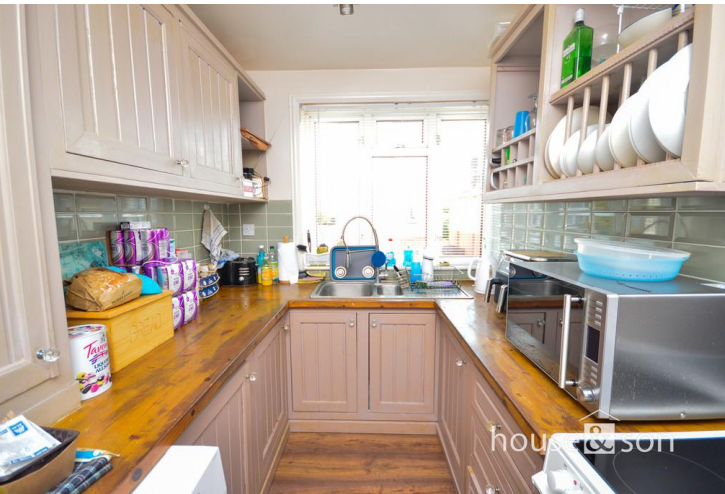


## Draycott Road

Bournemouth, BH10 5AP

Guide Price £190,000 -  
£200,000

- Two Double Bedrooms
- Spacious Lounge
- Garage
- Share of Freehold
- Double Glazing
- Potential to Convert the Loft
- Great Location
- Vendor Found



## HOUSE & SON

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A spacious purpose-built, two double bedroom first-floor apartment, within a block of four apartments, in the popular Ensbury Park/BH10 area.

This property benefits from a share of the freehold, being fully double-glazed, a loft space that could, subject to necessary planning and building regulations, be converted into further accommodation, recently fitted "smart" electric radiators, a garage and a carport, which could also be outside space.

Within a few minutes level walk of the property are main bus routes to various locations, including Bournemouth and Poole hospitals, JP Morgan and Castle Point Shopping Centre, among many destinations, as well as a choice of recreation spaces, including Redhill Park, with its scenic path down to the River Stour Nature Reserve, Slades Farm, with its renowned public skate park and choice of Cafes and shops including a local Co-op.

Slightly further afield but still a level walk or short cycle is Winton High Street/Wimborne Road. Other destinations within a short cycle or car journey are Bournemouth Train Station, Mallard and Turbary retail parks, Queens Park Golf Course, Westbourne, with its array of boutique shops, and Bournemouth Town Centre itself, with its many attractions including blue flag beaches.

If educational needs are a consideration for those enquiring, this property is enviably located. Being within a short distance of all levels of educational centres including Hill View, St Marks and Winton Primary Schools, Winton, Glenmoor and Bourne Academy Secondary Schools and The Arts University Bournemouth and Bournemouth University for further education.

(Please note this is not an exhaustive list, applicants should make their enquiries for a full breakdown of local schooling options)

### COMMUNAL ENTRANCE

Communal porch, front door to communal hallway.

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Stairs to first floor.

### PRIVATE ENTRANCE

Wooden front door with letter box.

### RECEPTION HALLWAY

Access to all principal rooms. Cupboard housing electric water cylinder and further storage. Loft hatch.

### LOUNGE/DINER

14' 5" x 10' 10 max" (4.39m x 3.3m)

UPVC double glazed window to the front, electric radiator underneath. (electrical consumer unit).

### KITCHEN

9' 10" x 6' 11" (3m x 2.11m)

A modern fitted kitchen with a range base and wall-mounted units, a stainless steel sink set into worktop surfaces, space for a freestanding under-counter washing machine, space for a freestanding cooker and freestanding fridge/freezer.

UPVC double-glazed window to the front.

### BEDROOM ONE

13' 5" x 10' 10" (4.09m x 3.3m)

UPVC double-glazed window to the rear and an electric "smart" radiator.

### BEDROOM TWO

10' 10" x 8' 11" (3.3m x 2.72m)

UPVC double-glazed window to the rear and an electric "smart" radiator.

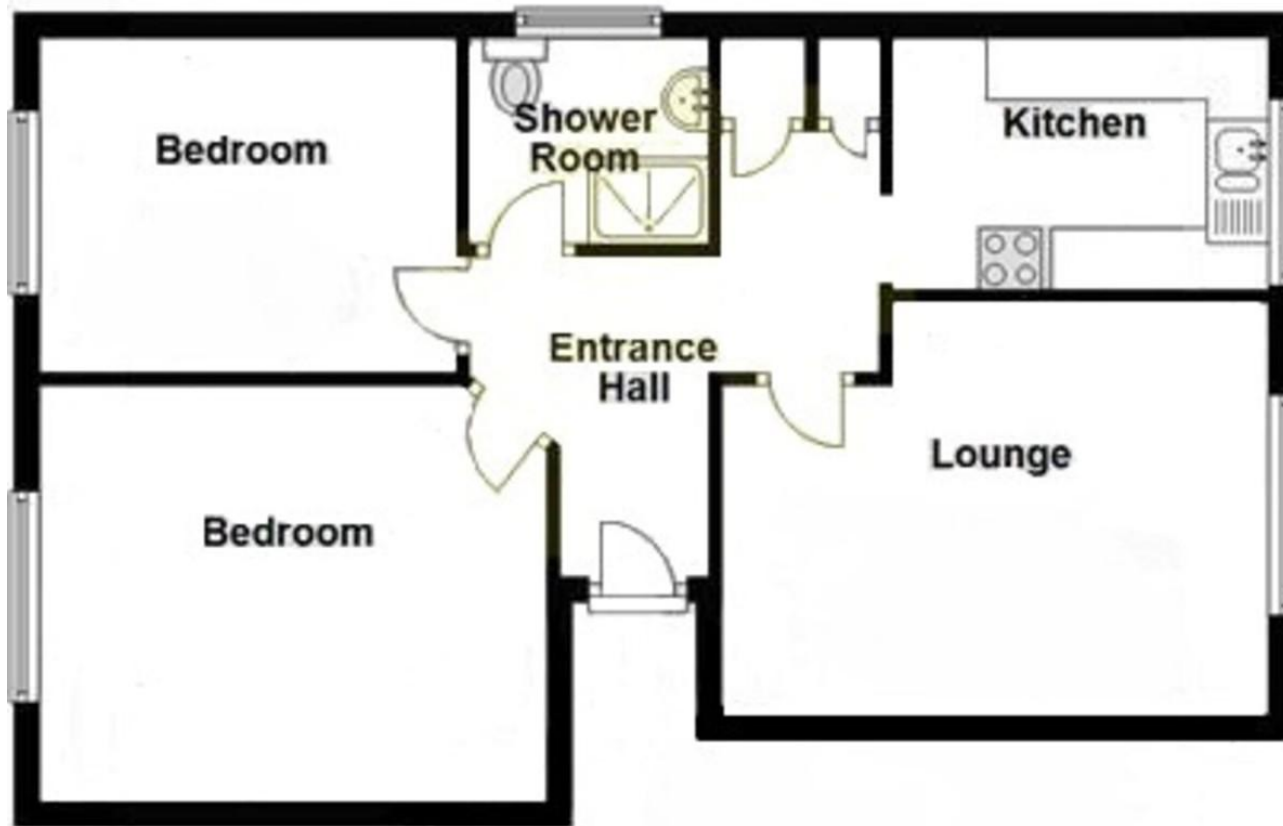
### SHOWEROOM

A white three-piece suite comprising a walk-in shower cubicle, with an electric shower, low level WC and pedestal wash hand basin. With a UPVC double-glazed window to the side.

### EXTERIOR

A garage within the block which has an up-and-over door. A further open carport that can be changed into outside space.





### COUNCIL TAX BAND

Tax band B

### TENURE

Share of Freehold

### LOCAL AUTHORITY

Bournemouth, Christchurch and Poole  
Council

[English](#) | [Contact](#)

### Energy performance certificate (EPC)

Property address	Energy rating	Valid until
104 A 22 Dorset Road Bournemouth BH9 2HH	<b>E</b>	23 May 2024
		Certificate number: 2024-E224-0200-0284-0222
Property type	Top-floor flat	
Total floor area	56 square metres	

### OFFICE

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