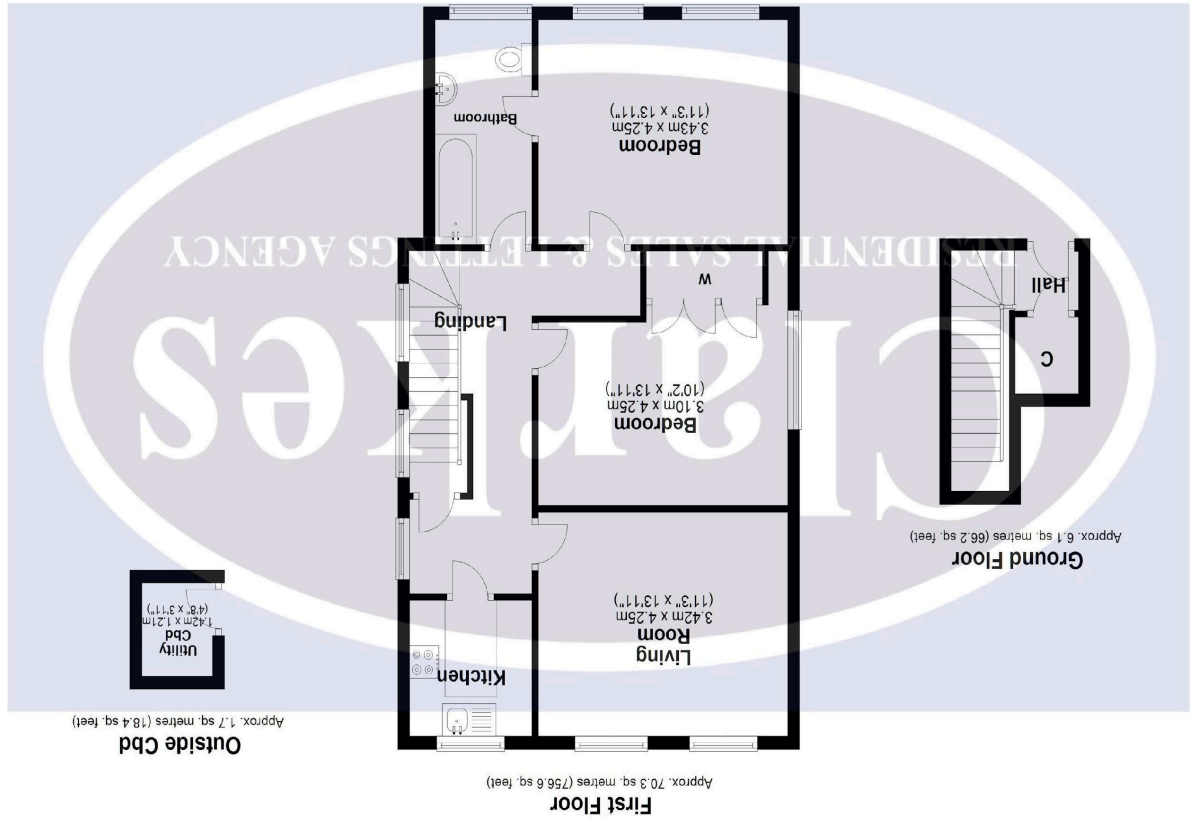
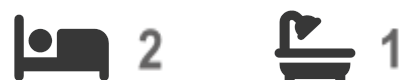


Energy Efficiency Rating		EU Directive 2002/91/EC	
Potential	Current	Very energy efficient - lower running costs	Not energy efficient - higher running costs
	72	A (92-100)	(1-20) G
	57	B (81-91)	(21-38) F
		C (69-80)	(39-54) E
		D (55-68)	



# Ensbury Park Road, MOORDOWN



**ACCOMODATION** Introducing this stunning First Floor Apartment in Moordown.

This very spacious property boasts two double bedrooms, a well maintained interior, and a new roof installed just two years ago. With gas central heating, a private entrance from the integrated car port with power and outside tap, and a ground floor storage room that could easily be converted to a cloakroom, this apartment offers convenience, storage and comfort in every corner.

Upstairs, you'll find a large landing flooded with natural light from three double glazed windows, leading to a modern kitchen complete with integrated gas hob, electric oven, and fitted worktops and wall and base units on three sides..

The expansive lounge/diner provides the perfect space for relaxation or entertaining. The master bedroom features built-in wardrobes and a double glazed window, while the second bedroom offers two double glazed windows and a door into the Jack & Jill bathroom, complete with a white bath suite and tiled floor.

With allocated parking, a private separate utility room, and a total size of 840 sq ft, this property is an excellent spec.

**INTEGRATED CAR PORT UTILITY ROOM PRIVATE ENTRANCE GROUND FLOOR STORAGE ROOM (WC) STAIRS & LANDING KITCHEN LOUNGE / DINER BEDROOM 1 BEDROOM 2 BATHROOM**

**SPACIOUS 2 X DOUBLE BEDROOM apartment**

**INTEGRATED CAR PORT / Allocated Parking**

**UTILITY ROOM**

**PRIVATE entrance**

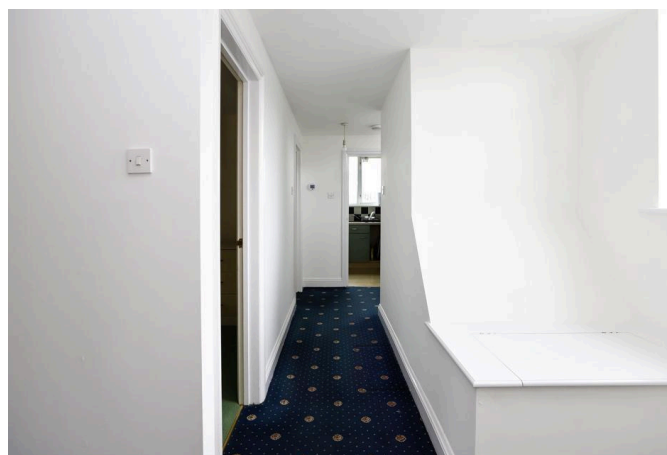
**CONVENIENT for Moordown Shopping**

**LOW Service Charge (as and when)**

**NEW LEASE on completion**

**Council Tax Band A**

## Asking Price £200,000



**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.