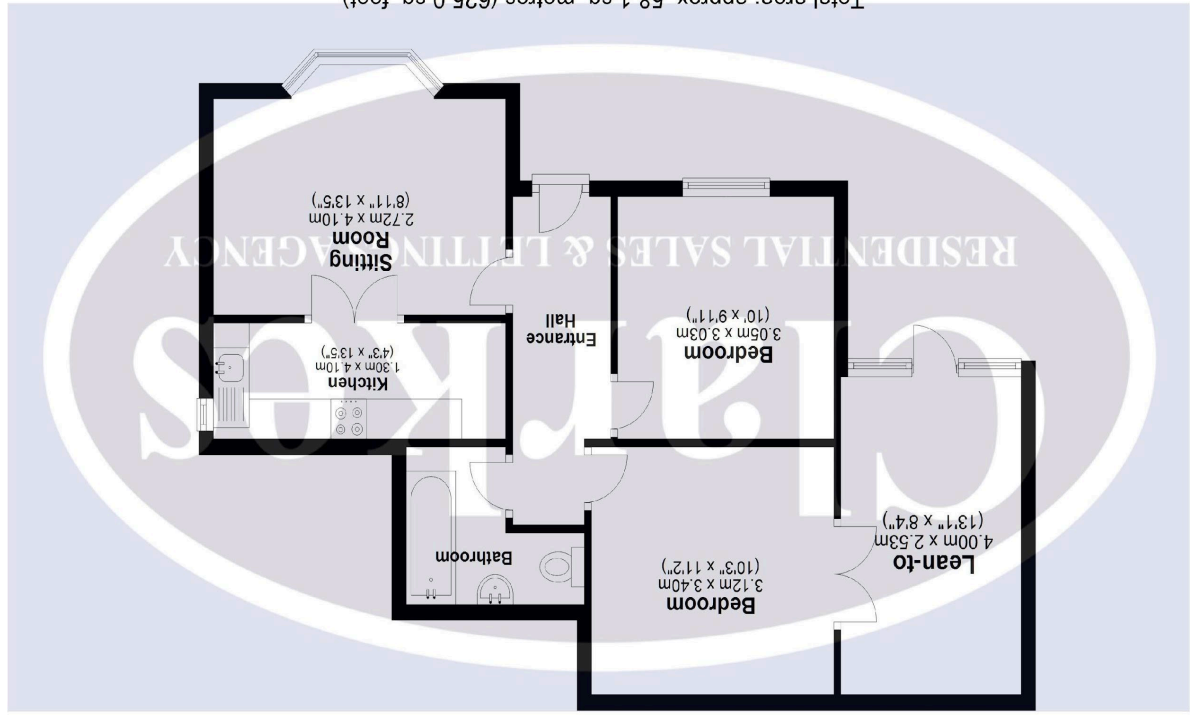


Energy Efficiency Rating	
Potential	Current
England, Scotland & Wales EU Directive 2002/91/EC	
Very energy efficient - lower running costs A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
75	72



Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error. Omission or misstatement. 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.

Plan produced using PlanUp.

Ground Floor
Approx. 58.1 sq. metres (625.0 sq. feet)



Charminster Road, Bournemouth, Dorset



CLARKES are pleased to offer this central ground-floor character converted flat in Charminster, Bournemouth with Victorian features such as high ceilings and Bay window. Conveniently located near local amenities and transport links to Bournemouth town centre, this well-presented leasehold property is ideal for those seeking comfortable and stylish living.

- **Lounge:** The spacious lounge includes a feature bay window, allowing plenty of natural light, and double doors that lead to a separate, modern kitchen.
- **Bedrooms:** The flat features two double bedrooms, with the master bedroom providing access to a conservatory that leads to a private courtyard.
- **Kitchen:** Well-fitted with modern appliances, the kitchen includes an integrated stainless-steel oven, gas hob, and cooker hood, as well as space for a fridge/freezer and washing machine.
- **Bathroom:** A modern fitted bathroom features a panelled bath with shower, vanity unit with an inset wash basin, and fully tiled walls.
- **Conservatory & Courtyard:** Accessed via the master bedroom, the conservatory leads to a private, enclosed courtyard with decking, perfect for relaxing or entertaining.
- **Additional Features:** The property benefits from a private entrance, UPVC double glazing, gas central heating, and off-road parking.

LEASE 167 years
Maintenance charge TBC
Ground rent: peppercorn

This ground-floor flat offers a blend of character and modern convenience in a prime Charminster location. With two double bedrooms, a private courtyard, and modern features throughout, it's perfect for those looking for a well-connected, comfortable home.

GROUND FLOOR CHARACTER CONVERSION

TWO DOUBLE BEDROOMS

LOUNGE WITH FEATURE BAY

CONSERVATORY & COURTYARD

GAS CENTRAL HEATING

OFF ROAD PARKING

PRIVATE ENTRANCE

SEPARATE MODERN KITCHEN

WELL PRESENTED THROUGHOUT

SEPARATE MODERN KITCHEN

Council Tax Band C



Clarkes Properties - 696 Wimborne Road, BH9 2EG

Tel: 01202 533377 Email: enquiries@clarkesproperties.co.uk
www.clarkesproperties.co.uk

Asking Price £260,000

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.