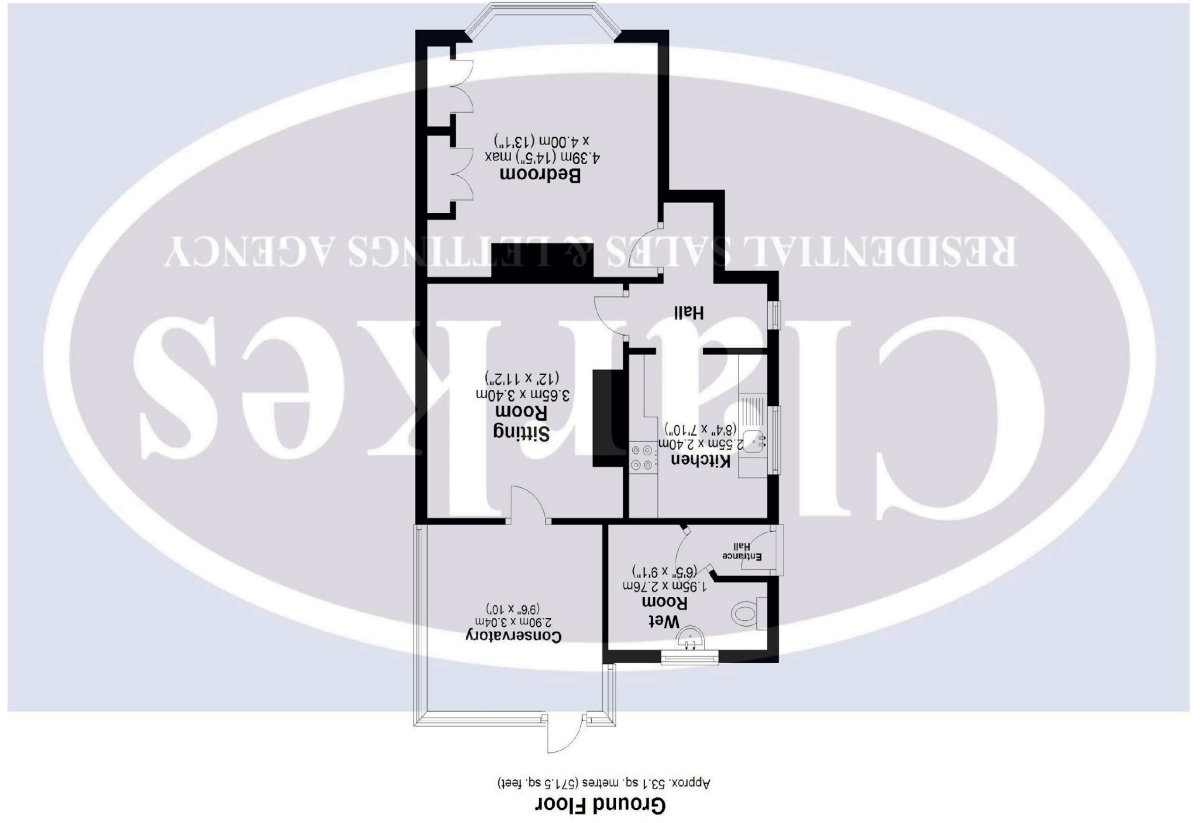


Energy Efficiency Rating	
Current	Potential
62	70
England, Scotland & Wales EU Directive 2002/91/EC	
Very energy efficient - lower running costs A (92-100) B (81-91) C (69-80)	
Not energy efficient - higher running costs D (55-68) E (39-54) F (21-38) G (1-20)	



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. 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 PlanIt.



Ground Floor Flat, 69 Ensbury Park Road, Bournemouth, Dorset



Clarkes are pleased to offer this large 1 Bed Ground Floor Flat with its own private Garden.

Location:

Ensbury Park offers a peaceful and welcoming community atmosphere. This residential area is popular with families and home to some great schools including the highly successful Glenmoor Academy.

There are lots of recreational facilities in the immediate area such as Redhill Park which has tennis courts, bowling green, outdoor paddling pool, cafe and a playground. Facilities for football, cricket, skateboarding, etc. are also available at Slade's Farm Recreation Ground.

Slades Farm Rec also boasts an Olympic size community cycle track . The track opened as the Bournemouth Cycling Centre in June 2011, allowing the entire community to enjoy activities including competitive cycle training and racing, learning to ride a bike, cycling for exercise, in-line skating and running.

Interior:

Accessible via it's own private entrance the property features a wet room, separate kitchen, large bedroom, living room and conservatory. Fitted with double glazing throughout and benefitting from a recent Glow-Worm Combi boiler.

This spacious ground floor flat offers someone the perfect canvas to update and put their own stamp on.

To the rear of the property is a large wet room fitted with tiled walls, extractor, pedestal sink and WC.

The Kitchen is fitted with wall and base units, integrated oven and 4 ring gas cooker.

To the front of the property is the master bedroom, this spacious room is flooded with natural light from the south facing bay window.

The hallway houses the combi boiler and offers useful storage space.

To the rear is the lounge which gives access through to a conservatory which is fitted with power and insulated UPVC roofing.

Exterior:

The rear garden benefits from a patio to the exterior of the conservatory, encased by well-maintained shrubs and a area laid to lawn. The Garden is roughly 40ft in length from the rear of the property.

Agent Notes:

124 Year Lease

Ground Rent: £125 per annum

Maintenance Split 50/50 with first floor flat

The perfect property for a handy first-time buyer or savvy investor.

Note: There is no parking allocated to this property



GROUND FLOOR GARDEN FLAT

CONSERVATORY

CHARACTER FEATURES

LONG LEASE

PRIVATE REAR GARDEN

PRIVATE ENTRANCE

Council Tax Band A

Asking Price £160,000

Clarkes Properties - 696 Wimborne Road, BH9 2EG

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

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.