



Nursery Road

Bournemouth, BH9 3AS

Guide Price £230,000

- Three Well Proportioned Bedrooms
- Modern Kitchen
- Modern Family Bathroom
- Gas Central Heating
- Double Glazing
- Two Off Road Parking Spaces
- Vacant Possession
- Ideal FTB or BTL



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This unusually spacious, top-floor apartment has recently undergone a refurbishment, offering modern updates throughout. It now features a newly fitted oven, hob, bathroom suite, carpets, internal doors, and fresh decoration. The bright, airy accommodation boasts far-reaching views of St. Catherine's Hill and Hurn Airport from the kitchen/living area.

Additional benefits include two well-proportioned double bedrooms and a particularly large master bedroom. The property comes with two allocated off-road parking spaces, and is within a short, level walk to the High Street, while

also being conveniently close to popular schools and main bus routes. Offered with vacant possession and no forward chain, this is an excellent opportunity for a swift move at a great price.

COMMUNAL ENTRANCE

Secure entry system with stairs leading to the second floor.

PRIVATE ENTRANCE

Door into;

ENTRANCE HALL

Featuring an intercom handset, radiator, and wall-mounted thermostat. Door leading to:

OPEN PLANNED LIVING AREA

20' 11" x 8' 5" plus dormer (6.38m x 2.57m)

Lounge Area

UPVC double-glazed window offering stunning views towards Hurn, meter cupboard, and double radiator.

KITCHEN AREA

15' 2" x 8' 2" (4.62m x 2.49m)

Fitted with a one-and-a-quarter stainless steel sink with drainer, a range of base units with roll-top surfaces, and space for a washer/dryer, fridge, and freezer. Newly integrated electric oven, cupboard housing the gas-fired combination boiler for hot water and central heating. The kitchen benefits from a south-easterly aspect UPVC double-glazed dormer window, tiled splashback, matching wall-

mounted cupboards, and an extractor fan.

BEDROOM ONE

22' 6" into dormer x 17' 8" max, (6.86m x 5.38m)

This spacious L-shaped room includes a concealed radiator and a westerly aspect UPVC double-glazed window to the front, with charming sloping ceilings.

BEDROOM TWO

11' 7" x 10' 2" into dormer (3.53m x 3.1m)

Featuring a UPVC double-glazed dormer window to the side, radiator, and sloping ceilings.

BEDROOM THREE

10' 2" x 9' 3" (3.1m x 2.82m)

UPVC double-glazed window to the side, radiator, and sloping ceilings.

BATHROOM

A modern, white three-piece suite comprising a bath with side and end panels, a glass shower screen, chrome mixer tap with shower attachment, pedestal wash-hand basin with chrome mixer tap, and a low-level WC. The bathroom is finished with tiled floors, part-tiled walls, extractor fan, chrome heated towel rail, and a vanity light with an electric shaver point.

COMMUNAL AREAS

Includes a bin store and two allocated parking spaces.

TENURE

Leasehold - 125 years from 2005 (approximately 106years remaining).

Ground Rent - £150.00 per annum.

Service Charges - £1,300.00 per annum.





Total area: approx. 89.1 sq. metres (959.4 sq. feet)

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Plan produced using PlanUp.

COUNCIL TAX BAND

Tax band B

TENURE

Leasehold

LOCAL AUTHORITY

Bournemouth, Christchurch and Poole Council

Plan 1 1.4 Wimborne Road Bournemouth BH9 2HH	Energy rating C	Valid until 08 October 2024
Certificate number 2287-1264-9110-9044-1204		

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