



## Craigmoor Avenue

Bournemouth, BH8 9LT

Guide Price £120,000 -  
£130,000

- New Lease Upon Completion
- Own Private Entrance Front Door
- Purpose Built Garden Flat (communal garden)
- Kitchen/Breakfast Room
- Lounge with Double Glazed French Doors Directly onto Communal Garden
- Generous Size Bedroom
- Modern Shower Room with Window
- Level Walk to Castle Point (approx 500 meters)



## **HOUSE & SON**

House & Son – Residential Sales, Lettings, Property Management, Surveys & Valuation

Leading Independent Property Professionals Since 1939.

House & Son are delighted to offer for sale this ground floor purpose built apartment comprising own private entrance, kitchen/breakfast room, lounge with direct access onto gardens, spacious bedroom and large shower room. The property is situated within walking distance to Castlepoint shopping centre and regular bus routes. New lease upon completion, vacant possession and no forward chain!

## **ENTRANCE LOBBY**

Provision for shoes storage, part glazed door to;

## **ENTRANCE HALL**

L-Shaped entrance hallway with all principal rooms leading off lounge, understairs storage closet.

## **LOUNGE**

**11' 11" x 10' 8" (3.63m x 3.25m)**

Southerly aspect, direct access via double glazed French doors leading onto lawned gardens. Radiator, TV aerial point, wood effect laminate flooring. In our opinion a light bright airy space with direct access to the southerly aspect garden.

## **KITCHEN**

**11' 1" x 11' 0" (3.38m x 3.35m)**

Double glazed window to front, with overview over open planned lawned gardens. Stainless steel sink unit and drainer, mixer taps over, fitted range of eye level units being glass fronted display, a further range of fitted base units incorporating drawers. Roll top work surfaces over, part tiled walls, built in double oven with four ring gas hob, cooker filter hood over, space and plumbing for washing machine, space for fridge/freezer, built in storage closet, further storage area. Provision for table and chair set, two radiators. Gas fired combination boiler serving domestic hot water and central heating.

## BEDROOM

**11' 6" x 10' 0" (3.51m x 3.05m)**

Double glazed window to rear with outlook over communal gardens, southerly aspect, radiator.

## BATHROOM

**6' 11" x 6' 5" (2.11m x 1.96m)**

Currently arranged as shower room, obscure double glazed window to side, oversized quadrant shower enclosure with sliding doors, fitted shower vanity unit, inset wash hand basin, storage under, low level WC, tiled wall, radiator.

## OUTSIDE

Pathway to front, remaining garden lawned, open planned.

## REAR GARDEN

Southerly aspect, lawned with mature trees and shrubs, shed. An open space to this small block of four flats.

## TENURE & CHARGES

Leasehold - New lease upon completion (seller to cover cost of lease extension).

Ground Rent - £ 10.00 per annum TBC

Maintenance - TBC

## DISCLAIMER

Please note that while every effort is made to ensure the accuracy of the information provided, errors and omissions can occasionally occur. The details supplied regarding lease terms are based on information obtained from the Land Registry and other relevant sources at the time of review.

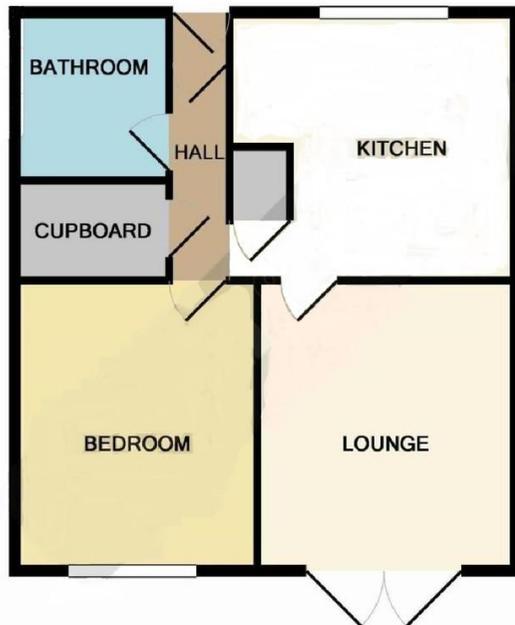
Any building alterations, consents, or planning permissions relating to the property have not been verified by House & Son. Verification of such matters, as well as confirmation of lease details and any other legal documentation, should be undertaken by the purchaser's or purchaser's legal representative prior to reliance or completion of any transaction.

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Floorplan

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### COUNCIL TAX BAND

Tax band A

### TENURE

Leasehold

### LOCAL AUTHORITY

Bournemouth, Christchurch and Poole  
Council

English | [Cymraeg](#)

### Energy performance certificate (EPC)

117 Craigmoor Avenue BOURNEMOUTH BH9 8LT	Energy rating <b>C</b>	Valid until: 9 March 2035
		Certificate number: 9304-3047-7207-1895-6209

Property type	Ground-floor maisonette
Total floor area	40 square metres

### OFFICE

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