

Braidley Road, Bournemouth, Dorset BH2 6JX



Guide Price £72,999 Leasehold



*** INVESTMENT ONLY * STUDIO FLAT * MEYRICK PARK LOCATION * FIRST FLOOR * SEPARATE BATHROOM *
DOUBLE GLAZING * LONG LEASE ***

NO FORWARD CHAIN - Situated close to Bournemouth town centre is this first floor studio apartment. The accommodation comprises of an entrance hall, studio/living room with kitchen and a shower room. The property also benefits from double glazing and wall mounted storage heaters.

The property sits in well presented and well maintained communal grounds. Non-allocated resident parking. Internally, the property benefits from a communal laundry room.

Lease Details:

Circa 160 years remaining

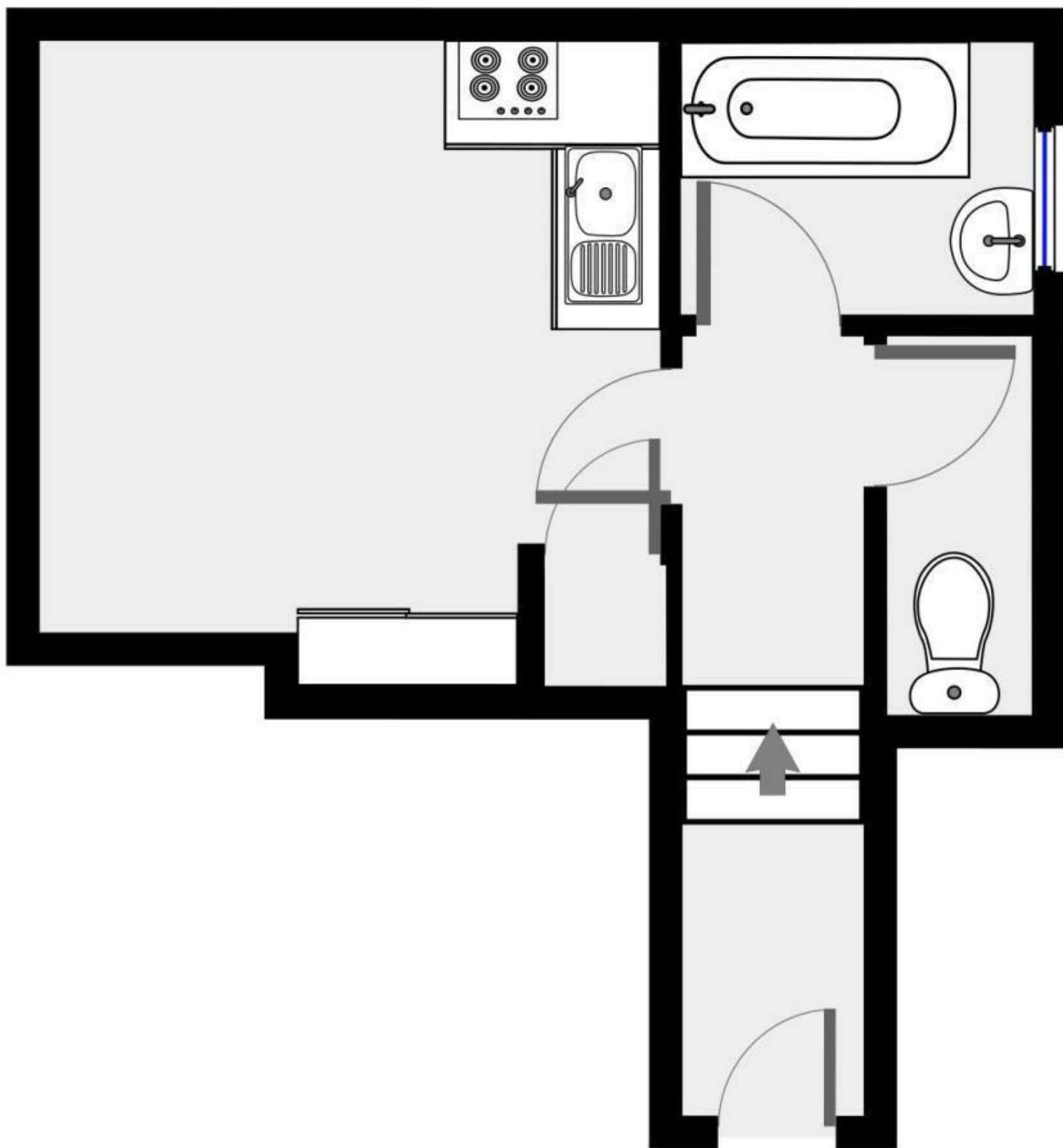
Ground Rent: Peppercorn

Service Charges: Approx £660 per annum.

Carlton Grange is within close proximity of Meyrick Park with its health club, golf course, rugby/cricket pitches and pavilion. It can be accessed from Braidley Road by a winding driveway which in turn leads to the garages and visitors parking.

It is only a short walk down to the seaside town centre of Bournemouth and its award winning beaches. Bournemouth has all the amenities and facilities that would be expected from a large town with easy access routes into the rest of the South Coast.





| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | 67 |

| Environmental Impact (CO ₂) Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | EU Directive 2002/91/EC | 70 |