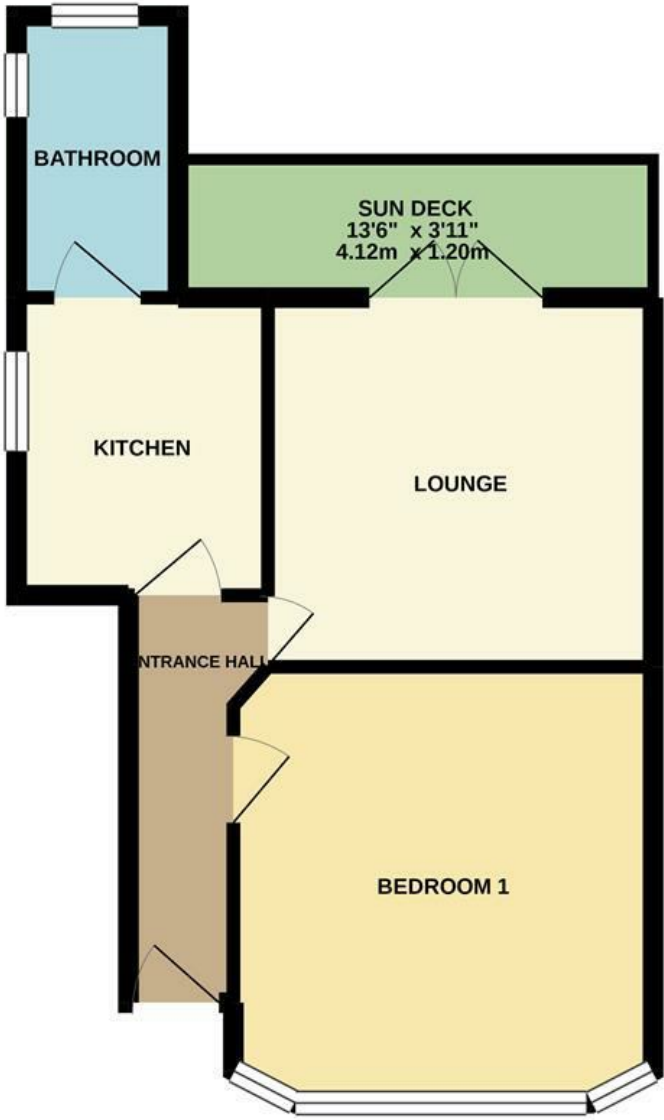


GROUND FLOOR
395 sq.ft. (36.7 sq.m.) approx.



TOTAL FLOOR AREA : 395 sq.ft. (36.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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.
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Offices at:
19 Haven Road, Canford Cliffs, Poole, Dorset BH13 7LE
113 Commercial Road, Ashley Cross, Poole, BH14 0JD
14 Dorchester Road, Oakdale, Poole, BH15 3JY

All room dimensions given above are approximate measurements
These particulars are intended only to give a brief description of the property as a guide to prospective buyers. Accordingly:
• Their accuracy is not guaranteed and neither Key Drummond Estate Agents, nor the vendors accept any liability in respect of their contents.
• They do not constitute an offer of contract for sale.
• Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require further clarification or information.
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.



Oakdale
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EST. 1977
KEY DRUMMOND
ESTATE AGENTS



GFF, 89 Portland Road, Charminster, Bournemouth BH9 1NF
Guide Price £170,000 Share of Freehold

**** VIEW OUR VIDEO TOUR **** A stunning ground floor apartment situated in a popular location. This fine home offers a private entrance, entrance hallway, modern kitchen & bathroom, double bedroom, double glazing, central heating, and a well presented rear garden. Viewing is highly recommended.

- WELL PRESENTED HOME
- WELL MAINTAINED GARDEN
- POPULAR LOCATION
- MODERN KITCHEN & BATHROOM
- SHARE OF FREEHOLD
- VIEWING IS HIGHLY RECOMMENDED

Location:
Situating within a short distance of Bournemouth Travel Exchange as well as the Charminster high street. Bournemouth town centre offers a wealth of shopping facilities and restaurants as well as world renowned sandy beaches.

Entrance Hallway:

Kitchen:
8'5" x 7'1" (2.58 x 2.18)

Lounge:
11'6" x 10'11" (3.52 x 3.34)

Bedroom:
12'4" x 11'11" (3.78 x 3.64)

Bathroom:

Tenure: Share of Freehold
Lease: 999 years from 29th October 2008
Service Charge: As and When
Postcode: BH9 1NF
EPC: TBC
Council Tax: TBC

