



149a Windham Road, Bournemouth BH1 4RQ

£179,950

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149a Windham Road, Bournemouth BH1 4RQ

- First Floor Flat
- Two Double Bedrooms
- Allocated Off Road Parking for 2/3 Vehicles
- Long Lease Remaining
- Conveniently Located a Short Walk from Town Centre, Train Station and Beach
- Well-Presented Throughout
- Private Entrance
- Courtyard Garden Area with Storage Shed
- Ideal First Time Buy or Buy to Let
- Gas Central Heating & UPVC Double Glazing



Castleman Estate Agents are pleased to present this delightful first floor flat, situated in a popular location a short distance from Bournemouth town centre, train station and beach.

A driveway leads to the rear of the property where a private parking area for use by this flat can be found, with off road parking for 2/3 vehicles. A gate leads through to a courtyard garden area, where the private entrance door to the flat leads through to an entrance hall with stairs to the first floor landing.

The lounge is situated to the front aspect and has a feature fireplace surround as the focal point of the room. The separate kitchen is of a good size and features base and eye level units an inset stainless steel sink and drainer with mixer tap over, inset four ring gas hob with electric oven beneath, space for a freestanding fridge/freezer and under counter space and plumbing for a washing machine.

The main bedroom has ample space to accommodate a selection of furniture and the second bedroom/dining room faces the rear aspect and looks over the well-maintained courtyard garden area. The generously sized modern bathroom completes the accommodation and comprises a push button WC, wash basin and bath with shower over and also features a heated towel rail and useful storage cupboards.

The rear courtyard is sub divided into a private area for use by the first floor flat and includes a useful storage shed. The flat further benefits from loft space, gas central heating and UPVC double glazing, as well as a long lease remaining and low running costs, with the maintenance arranged on an 'as an when' basis with the ground floor flat. The exterior of the property has been recently re-rendered and the flat roof to the rear was replaced in 2012.

The flat would make an ideal first time buy or buy to let and is situated within easy reach of local shops and facilities, as well as being around 20 minutes walk or a very short drive from both Bournemouth town centre and sandy beaches.





Private Entrance

A private front door to the rear of the property leads to the entrance hall, with stairs to the first floor landing.

First Floor Landing

16'4" x 5'5" max (4.98 x 1.67 max)

Lounge

12'0" x 12'0" (3.66 x 3.66)

Kitchen

9'4" x 9'1" (2.86 x 2.79)

Bedroom One

12'1" max x 12'0" (3.69 max x 3.66)

Bedroom Two / Dining Room

9'4" x 9'2" (2.86 x 2.80)

Bathroom

9'1" x 6'7" (2.79 x 2.02)

Outside

A driveway from Windham Road leads to the rear of the property where a private parking area for use by this flat can be found, with off road parking for 2/3 vehicles. A gate leads through to a courtyard garden area, which leads to the private entrance to the flat. The access to the rear courtyard is shared with the ground floor flat and the courtyard garden is sub divided into a private area for use by the first floor flat including a useful storage shed. There may be potential for the new owner to re-configure the off road parking / garden area to suit their requirements.

Tenure

Leasehold - 125 years from 2015

Ground Rent

Peppercorn

Maintenance

On an 'as and when' basis

Council Tax

Band A







