



## Trafalgar Road

Bournemouth, BH9 1AZ

Offers In Excess Of  
£160,000

- Ground Floor Flat
- Own Private Entrance
- Off Road Parking
- Vacant Possession
- Long Lease
- Double Bedroom
- 15'8 Living/Dining Room
- Separate Kitchen/Breakfast Room



## HOUSE AND SON

House and Son are delighted to be able to offer for sale this purpose built ground floor flat. Benefits include private entrance, gas central heating, UPVC double glazing, off road parking, long lease, vacant possession and walking distance to high street shops. The accommodation comprises separate kitchen/breakfast room, living/dining room, double bedroom. An internal viewing comes highly recommended.



## COMMUNAL ENTRANCE HALL

Intercom system. Wooden door to

## ENTRANCE HALL

Built in cloaks cupboard with fuse box. Intercom hand set, radiator.

## LIVING/DINING ROOM

**15' 8" x 10' 9" (4.78m x 3.28m)**

UPVC double glazed window overlooking rear garden, radiator, coved and textured ceiling.

## KITCHEN/BREAKFAST ROOM

**10' 8" x 9' 8" (3.25m x 2.95m)**

One and quarter bowl with single drainer sink unit inset roll top work surfaces with range of base units beneath, space and plumbing for washing machine, space for under counter



fridge, further roll top work surfaces with range of matching units beneath, inset electric oven, four ring gas hob, matching wall mounted units with integrated filter canopy, corner display shelving. Wall mounted gas fired combination boiler serving central heating and hot water, wall mounted programmer, tiled splashback. UPVC double glazed window and door to side access.

## BEDROOM

**12' 10" x 11' 9" (3.91m x 3.58m)**

UPVC double glazed window overlooking rear garden. Radiator.



## **BATHROOM**

White suite comprises panelled bath with mixer shower above, pedestal wash hand basin, low level WC, part tiled walls, UPVC double glazed frosted window to side, radiator, textured ceiling, built in linen cupboard with radiator and shelving.

## **COMMUNAL GARDENS**

Mainly laid to lawn with various flower and shrub beds. Communal washing line and bin store.

## **OFF ROAD PARKING**

Allocated off road parking space for one vehicle.

## **SERVICE CHARGES**

£750.00 per six months.



## Ground Floor

Approx. 51.0 sq. metres (549.1 sq. feet)



Total area: approx. 51.0 sq. metres (549.1 sq. feet)

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit [www.bournemouthenergy.co.uk](http://www.bournemouthenergy.co.uk) (Tel: 01202 556006)  
Plan produced using PlanUp.

### COUNCIL TAX BAND

Tax band B

### TENURE

Leasehold

### LOCAL AUTHORITY

Bournemouth, Christchurch and Poole  
Council

FLAT 2 NELSON COURT 5 TRAFALGAR ROAD BOURNEMOUTH BH9 1AZ	Energy rating <b>C</b>
Valid until 6 December 2030	Certificate number 9370-2543-6020-2900-4145

### OFFICE

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