

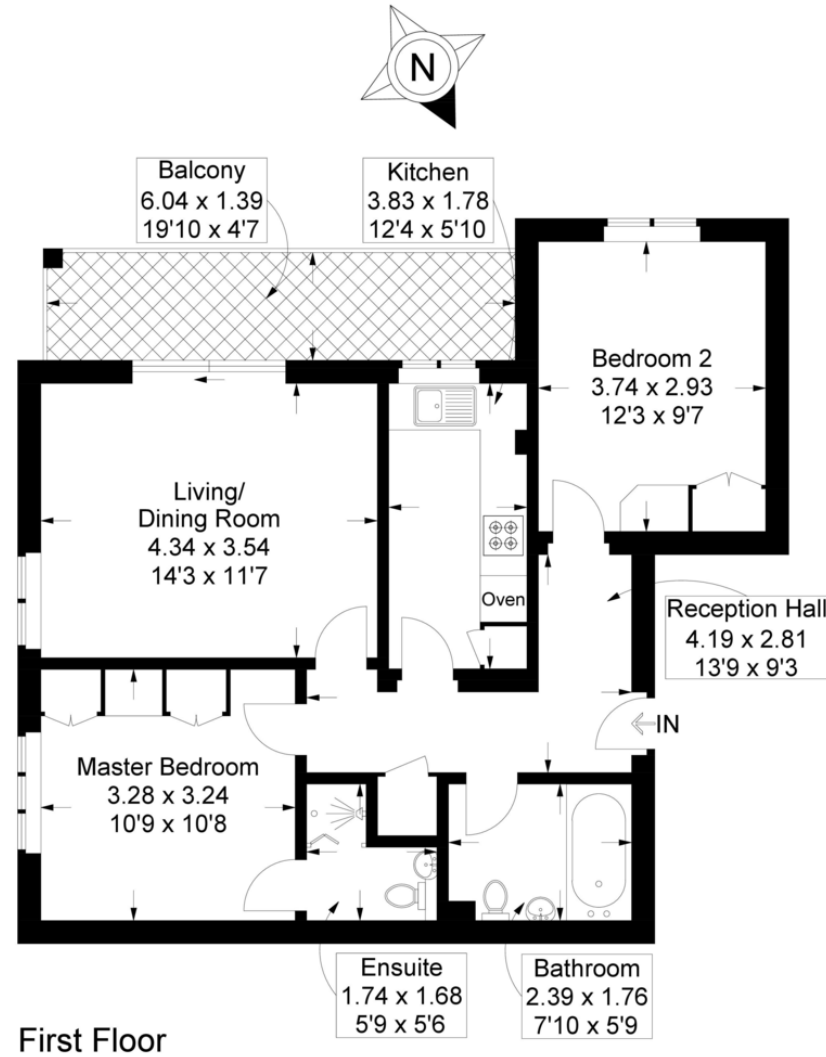


Property Location

Situated in the Town Centre with its variety of Shops, multiple Restaurants, Bars, Pier, Oceanarium, Cinemas and the new BH2 Leisure Complex. Bournemouth's award winning Sandy Beaches, with its Promenade ideal for walking, running and cycling. There is a main line train station at Bournemouth which provides direct links to London Waterloo as well as Southampton and Southampton Airport. Bournemouth International Airport (Approx 6 miles) offers a varied schedule of flights to a number of European destinations.

Cranborne Road, Bournemouth

Approximate Gross Internal Area = 61.9 sq m / 666 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



Accuracy: 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. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one.

Sonic / Laser Tape: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** 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.



Cranborne Road, Bournemouth

Asking Price Of £285,000

- TOWN CENTRE
- LOCATION
- TWO BEDROOMS
- TWO BATHROOMS
- SOUTH FACING
- BALCONY
- REFURBISHED TO A HIGH STANDARD
- LIFT TO FIRST FLOOR
- UNDERGROUND
- PARKING
- DOUBLE GLAZED
- SEPARATE KITCHEN
- GAS CENTRAL HEATING
- SECURE ENTRY SYSTEM



Why you'll like it

A superb two double bedroom, two bathroom modern apartment with large South facing balcony located in a purpose built development that boasts immaculately maintained communal grounds, private residents allocated underground parking and further visitors spaces. Access to Bournemouth town centre, the pier and seafront is only a few hundred yards away. Continuing along the Promenade to the Westcliff that provides spectacular coastal walks and direct beach access at Durley Chine. Being in the Town centre the property is idea for first time buyers, a couple downsizing or perfect as a holiday home. Offered with no forward chain a viewing is highly recommended to appreciate all this property has to offer.

The apartment is situated on the first floor with both lift and stair access available and is extremely well presented throughout. The property has been completely modernised throughout with new kitchen and bathrooms all finished to a high standard. Redecorated and with new flooring the property is ready to move into. Stepping into the property you are greeted by the welcoming entrance hall.

The spacious lounge/diner offers well-defined areas for both eating and relaxing with dual aspect windows that flood the room with natural light. Beyond you will find the large south-facing balcony that provides a fantastic space for alfresco dining and relaxing. The property benefits from a separate

fitted kitchen with built-in appliances, generous workspace and ample cupboard storage.

Sleeping accommodation consists of two well-proportioned double bedrooms. The master is notably impressive with the additional benefit of an en-suite shower room. The family bathroom serves the remainder of the property. A real feature is the lift which goes to all floors including the underground parking, providing direct access.

Tenure: Leasehold
 Term: 189 years from Dec 1994
 Remaining: 159 years
 Service Charges: approx £1,300 p.a. including building insurance
 Ground Rent: peppercorn
 Council Tax: Band D
 Pets - not permitted
 Holiday lets - not permitted



1. Money laundering regulations: intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: while we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: these approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

