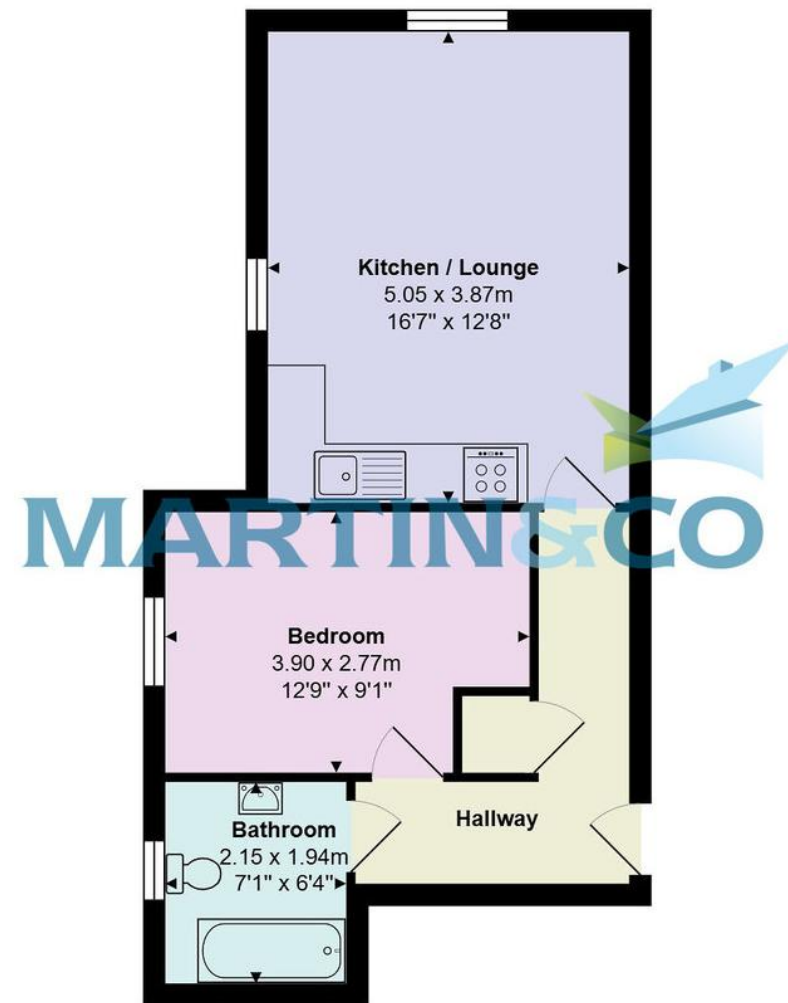


Property Location Charminster



Total Area: 42.7 m² ... 460 ft²

All measurements are approximate and for display purposes only



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.



Charminster Road, Bournemouth

Asking Price Of £150,000

Martin & Co Bournemouth

• 192 Seabourne Road • Bournemouth • BH5 2JB
T: 01202559922 • E: bournemouth@martinco.com

01202559922

<http://www.bournemouth.martinco.com>



First floor Apartment
 1 Double Bedroom Flat
 Open Plan Lounge
 kitchen Diner
 Modern Purpose Built
 Leasehold Apartment
 114 Years Remaining
 Close To Charminster
 Ideal First Time Buy
 Great Investment
 Current rent £950pcm
 Chain Free



Why you'll like it

Martin and Co welcome to the market this fantastically well presented one double bedroom apartment in Charminster. Alban Grange is a modern development consisting of 10 apartments ideally located to all the local amenities of Charminster, Winton and Queens Park.

Accessed via a secure entry system, once inside, we find the communal hallway leading us to all other floors and properties with in the building. As we make a our way to the first floor we step inside the property and are greeted with the open plan, kitchen, lounge, diner. This is a very nice living space consisting of a Kitchen that includes an integrated fridge/freezer, oven, four ring gas hob and space for the washing machine. The kitchen offers both over and under counter cupboards providing ample storage space.

The lounge space benefits from laminate flooring, blinds at the duel aspect windows, and offers enough room for the all important sofa, dining table and TV.

The double bedroom is a very good size, and would easily accommodate a large bed and boasts a large built in double wardrobe, laminate flooring and blinds at the windows.

The modern bathroom Suite includes full size bathtub with shower over the tub, glass shower screen, a tiled floor, partially tiled walls, white sink, chrome heated towel rail and white WC. The property would make an ideal first time buyer property or as an investment property with a potential rental income of £950.00pcm.

The property is located to in very close proximity to the Highstreet of Charminster giving you great access to bars, shops, restaurants and supermarkets. Queens park is a short distance away and is a great place to take a nice long walk. Winton is also easily accessible and boast many amenities catering for all wants and needs.

Agent Notes
 Tenure - Leasehold
 Lease length - 114 Years
 Service Charge - £1400.00
 Ground Rent - £200.00pcm
 Holiday Lets - Not Permitted
 Pets - Not Permitted



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

