



## 24 Goldenleas Drive

Knighton Heath, Bournemouth, BH11 8TG

Price Guide £184,950



## Road Map



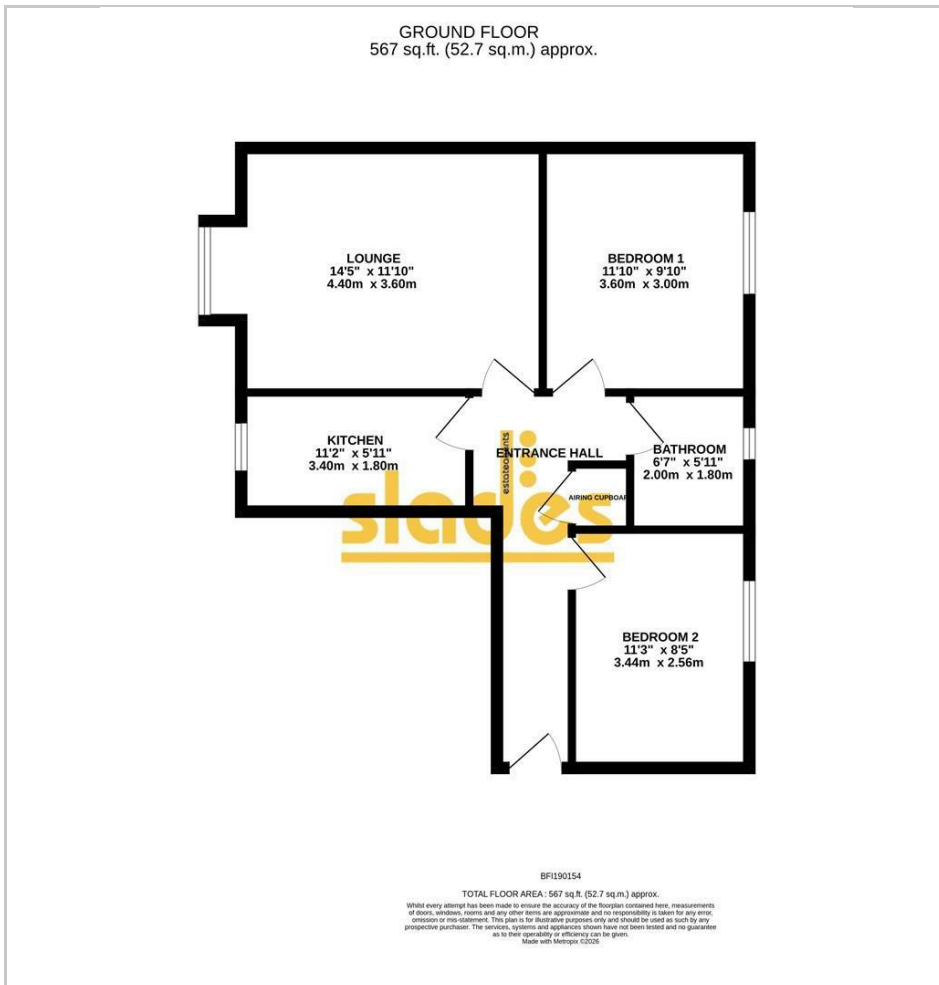
## Hybrid Map



## Terrain Map



## Floor Plan



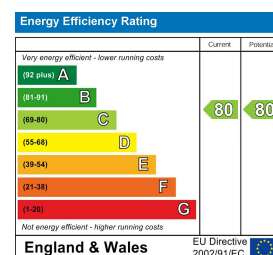
- Sought After Location
- Modern 2 Bed Flat
- Well Presented Accommodation
- Modern Kitchen & Bathroom
- Allocated Parking
- No Chain

## Viewing

Please contact our Slades Estate Agents Office on 01202548855 if you wish to arrange a viewing appointment for this property or require further information.



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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**\*\* NO FORWARD CHAIN \*\* A Well presented purpose built 2 double bedroom first floor apartment with allocated parking in this sought after development.**



### COMMUNAL ENTRANCE

The accommodation with approximate room sizes comprises of well-presented communal areas with stairs leading to the first floor. Door to flat 10.

### ENTRANCE HALL

Solid wooden door with 'spy hole' to the entrance hall with coved and textured ceiling, light fittings, wall thermostat for central heating, radiator and laminate wooden flooring. Useful STORAGE/ BOILER cupboard housing the wall hung Glow-Worm gas combination boiler with shelving and further useful storage space. Doors to.

### LIVING ROOM

having a coved and textured ceiling and central light fitting. uPVC double glazed square bay window overlooking the adjacent greenland. Convection radiator.

### KITCHEN

having a textured ceiling with light fitting, Georgian glazed UPVC window overlooking greenland and a modern wood finished kitchen comprising of matching wall and base level cabinets with rolled edge working surfaces and tiled splashbacks incorporating a single drainer stainless steel sink with a chrome mixer tap over, four burner gas hob with fitted extract hood and under counter fan assisted electric oven. Space and plumbing for automatic washing machine and space for freestanding full height fridge freezer with wood effect ceramic tiled flooring.

### MASTER BEDROOM

having a textured ceiling and central pendant light,

radiator with thermostatic valve and Georgian glazed uPVC window to the side elevation.

### BEDROOM 2

having a textured ceiling and central light fitting, convection radiator with thermostatic valve and Georgian glazed uPVC window to the side elevation.

### BATHROOM

having a textured ceiling with light fitting, extractor unit and frosted Georgian glazed uPVC window to the side elevation. Fully tiled walls with decorative inserts. A modern white suite comprising of a panel enclosed bath with hand grips and chrome mixer taps with shower attachment over. A pedestal wash hand basin with chrome quarter turn taps and close coupled WC with dual central flush. Radiator and wood finished floor tiling.

### OUTSIDE

Flat 10 benefits from an ALLOCATED PARKING SPACE while there is ample further visitor spaces. Well tendered communal grounds and established shrubs.

### MAINTAINANCE

The SERVICE CHARGE is paid every 6 months and the most recent charge was £812.20 (6 months). This INCLUDES water and sewerage for the flat.

