



512 Charminster Road

Charminster, Bournemouth, BH8 9SJ

Price Guide £165,000



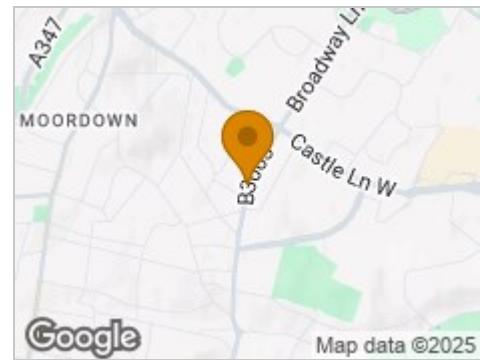
Road Map



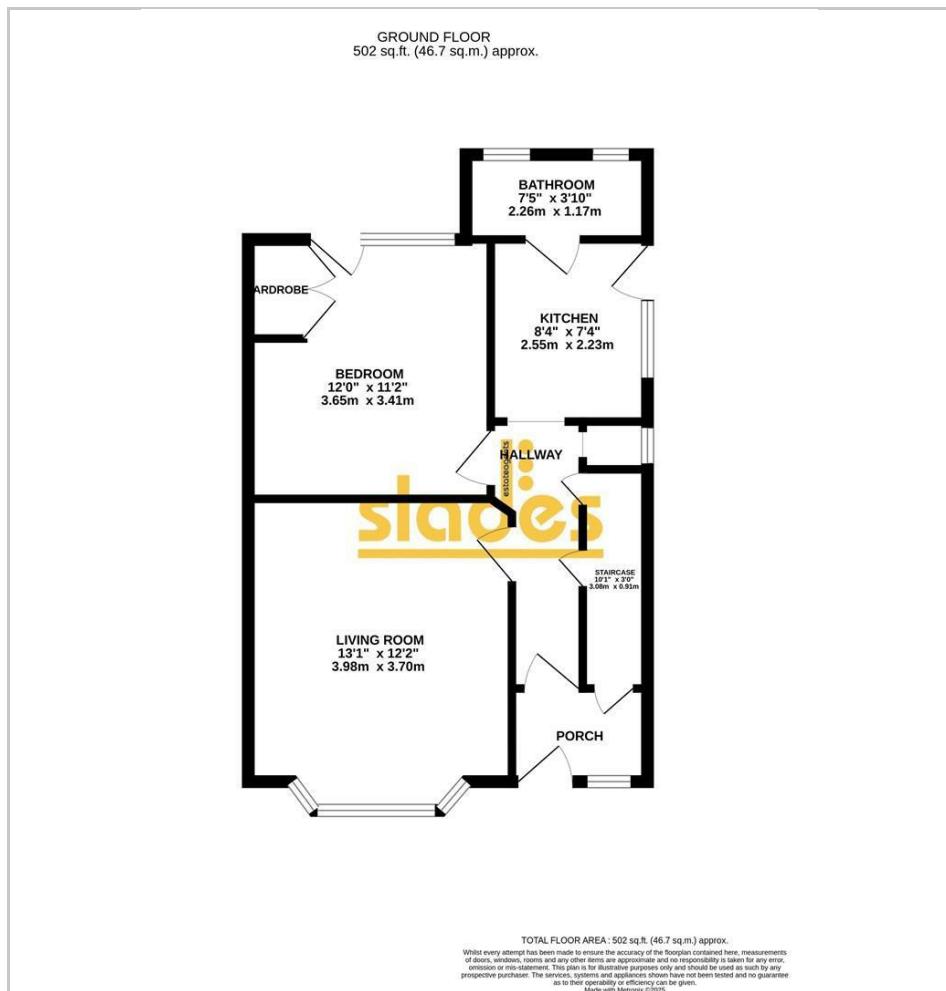
Hybrid Map



Terrain Map



Floor Plan



- Spacious Ground Floor Flat Close to Castle Point
- Private Entrance
- 13ft Living Room
- Spacious Double Bedroom
- Kitchen
- Bathroom
- Requires Some Updating/Modernisation
- Private Rear Garden
- Off Road Parking
- No Forward Chain

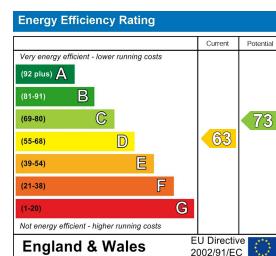
Viewing

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



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.

Energy Efficiency Graph



**** REQUIRING SOME UPDATING/MODERNISATION ** A charming one-bedroom GROUND FLOOR APARTMENT, combining a lovely living space with the luxury of a large PRIVATE GARDEN and OFF-ROAD PARKING offered with NO FORWARD CHAIN.**



The accommodation with approximate room sizes comprises of a feature canopied entrance porch with original stained and leaded glazed front door leading into the SHARED ENTRANCE LOBBY with further panel glazed solid oak door (there is also a PRIVATE SIDE ENTRANCE IF PREFERRED INTO THE KITCHEN) leading to the

ENTRANCE HALL

with pendant light, radiator, useful understairs storage cupboards one of which is converted to a LAUNDRY CUPBOARD with space and plumbing for automatic washing machine. Frosted glazed uPVC window to the side elevation and low level cabinet house the gas meter. Doors to

LIVING ROOM

with central pendant light, picture rail, modern vertical radiator, decorative wooden fireplace surround with tiled backplate and hearth and fitted 'Living Flame' electric fire and uPVC double glazed bay window to the front elevation.

KITCHEN

with central light fitting and matching wall and base level cabinets with square edge working surfaces and tiled splashbacks incorporating a 1 ¼ bowl single drainer polycarbonate sink unit with chrome mixer taps over. Space for under counter utilities and space for free standing gas or electric cooker. uPVC double glazed window to the side elevation and adjacent half glazed trades doors leading out to the side with a pathway to the garden beyond. Adjoining door to

SHOWER ROOM

with light fitting, modern vertical radiator and two uPVC double glazed windows to the rear garden. Modern walk in shower cubicle with fixed glazed screen and wall integrated 'Mira' thermostatically controlled shower valve. Pedestal wash hand basin with chrome quarter turn taps and close couple WC with dual central flush, fully tiled walls with feature dado style tile.

BEDROOM

having a central light fitting, modern vertical radiator with thermostatic valve and built in full height double width wardrobe / storage cupboard also housing modern 'Glowworm' gas combination boiler. uPVC double glazed door and full height window leading out on to the recently laid patio and private garden beyond.

OUTSIDE

A driveway provides access alongside the property to a PRIVATE ALLOCATED PARKING AREA for the ground floor flat and access into the rear garden. There is GARAGE SPACE, and the remainder of the garden is laid to lawn with established flower and shrub boarders and a good sized patio immediately abutting the rear of the property.

TENURE

Tenure we understand that the property is to benefit from a newly extended lease with a zero ground rent on completion.

Maintenance is shared with the first floor flat on an 'as and when' basis.



