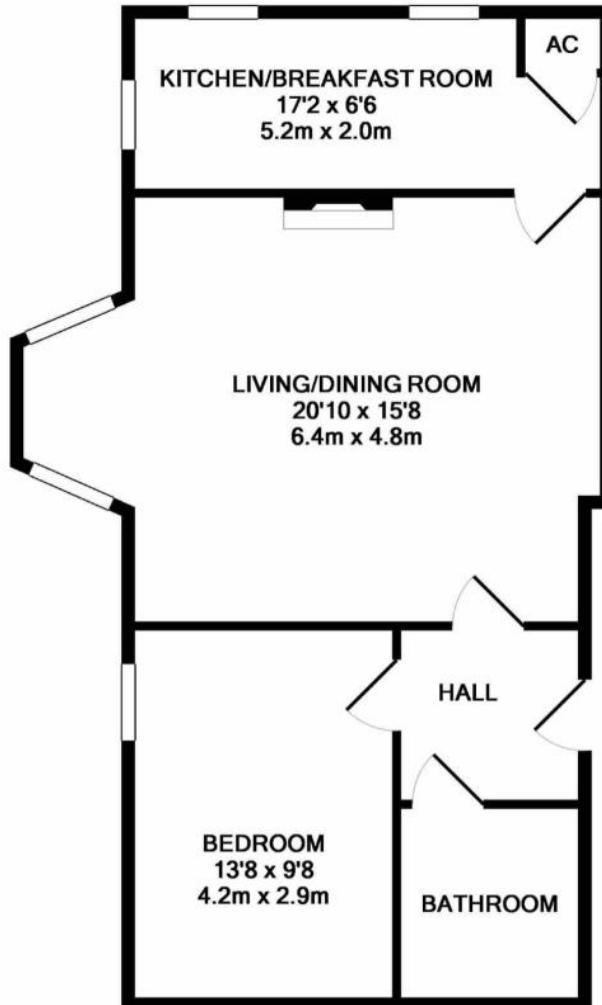


FLAT 4, BOURNE HALL 2 BOURNE CLOSE, BOURNEMOUTH BH2 6BW

£190,000

- FIRST FLOOR APARTMENT
- IMPRESSIVE 20' LOUNGE/DINING ROOM
- BEAUTIFULLY APPOINTED BATHROOM
- PERIOD BUILDING
- ONE BEDROOM
- NO FORWARD CHAIN
- 16' KITCHEN
- GREAT LOCATION CLOSE TO GARDENS
- CHARACTER APARTMENT
- IDEAL FTB, BTL OR HOLIDAY HOME



We are delighted to market this BEAUTIFULLY APPOINTED one bedroom apartment positioned on the FIRST FLOOR of this PERIOD BUILDING. The home BOASTS an ABUNDANCE of CHARACTER FEATURES plus an IMPRESSIVE 20' LOUNGE/DINING ROOM, GENEROUS BEDROOM and STUNNING BATHROOM. Ideal MAIN HOME or BUY TO LET!

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements, dimensions, windows, doors and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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#### ENTRANCE HALL

Laminate flooring.

#### LOUNGE/DINING ROOM

20' 11" x 15' 2" (6.38m x 4.62m) Feature side bay window with pleasant outlook, electric radiator, further heater, feature fireplace with matching hearth and mantel, high ceilings.

#### KITCHEN

16' 8" x 6' 6" (5.08m x 1.98m) Fitted with a range of wall and base units, inset sink with drainer, space for cooker with wall mounted filter, space and plumbing for washing machine, space for fridge/freezer, breakfast bar area, cupboard housing tank, window to the side.

#### BEDROOM

13' 8" x 10' 2" (4.17m x 3.10m) Side aspect window, radiator, coved ceiling.

#### BATHROOM

6' 2" x 6' 1" (1.88m x 1.85m) Beautifully appointed, bath with wall mounted shower and mixer taps, wash basin inset in to vanity unit with cupboard below, inset w.c. Heated towel rail, tiled walls.

#### OUTSIDE

Established grounds with area of lawn.

#### PARKING

Please refer to agent.

#### TENURE - SHARE OF FREEHOLD

Length of Lease - Approximately 960 years remaining  
Maintenance - To be advised

#### COUNCIL TAX - BAND A