



Flat 9 Glengariff, 38 Tregonwell Road, Bournemouth, Dorset BH2 5NT

£179,950 Share of Freehold

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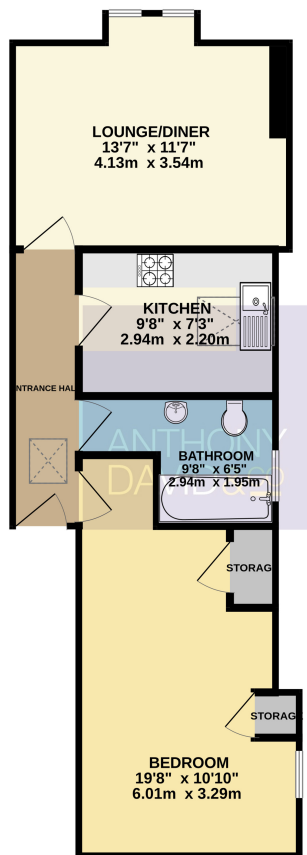
www.anthonydavid.co.uk

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**** NO FORWARD CHAIN **** A beautifully presented one double bedroom second floor apartment conveniently situated on this quiet road in Bournemouth Town centre a short walk from shops, bars, amenities and blue flag sandy bathing beaches. The property presents an ideal first time buy/investment property and internal viewing is a must to appreciate not only its fantastic location but also the immaculate accommodation on offer, which comprises; lounge/diner, stylish kitchen and modern bathroom. Externally there is one allocated parking space. Further features of this 'little gem' include: SHARE OF THE FREEHOLD, feature box bay window to lounge, sky lights, gas central heating and UPVC double glazing. PETS ALLOWED ON LICENCE and written consent.

**ANTHONY
DAVID & CO**

SECOND FLOOR
481 sq.ft. (44.7 sq.m.) approx.



TOTAL FLOOR AREA : 481 sq.ft. (44.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms 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 Doors to

Lounge/Diner 13' 7" x 11' 7" (4.14m x 3.53m)

Kitchen 9' 8" x 7' 3" (2.95m x 2.21m)

Bedroom 19' 8" x 10' 10" (5.99m x 3.30m) max

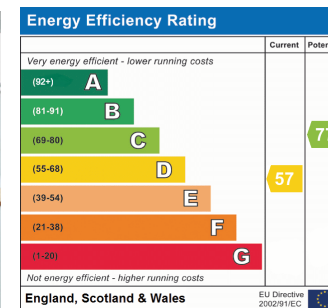
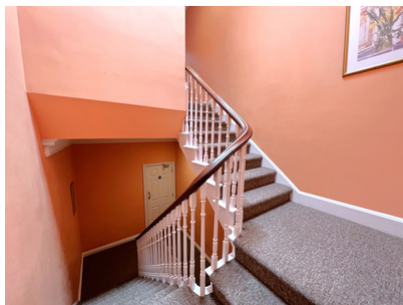
Bathroom 9' 8" x 6' 5" (2.95m x 1.96m)

Parking One allocated space

Tenure Share of the Freehold - 996 years remaining.

Service Charge £1400 per annum

Council Tax Band A



Property Misdescriptions Act 1991

Property details contained herein do not form part or all of an offer or contract. Any measurements are included for guidance only and as such must not be used for the purchase of carpets or fitted furniture. We have not tested any apparatus, equipment, fixtures, fittings or services neither have we confirmed or verified the legal title of the property. All prospective purchasers must satisfy themselves as to the correctness and accuracy of such details provided by us. We accept no liability for any existing or future defects relating to any property.