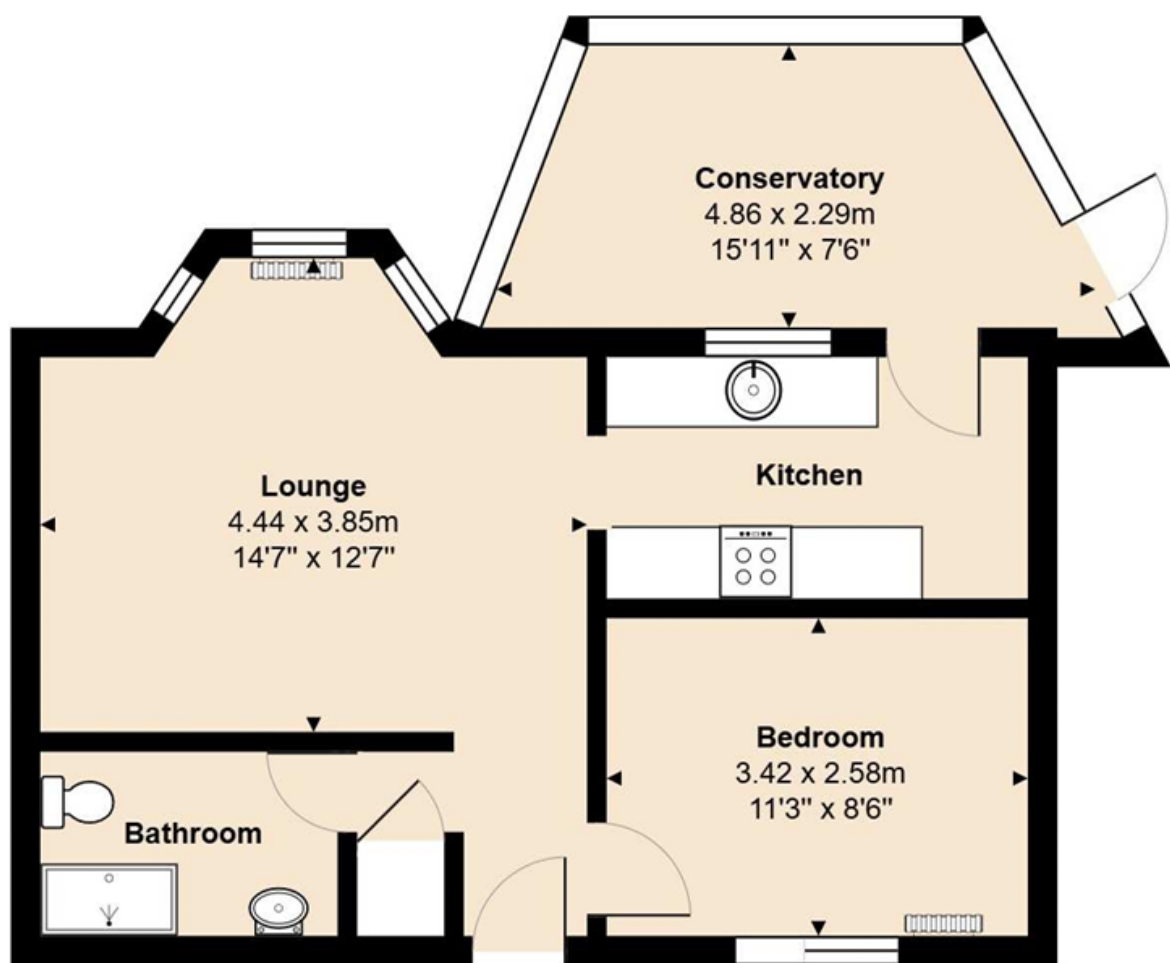


FLAT 2, CHARLTON GRANGE, 14 BRADBURN ROAD, BOURNEMOUTH, DORSET BH2 5ST

£90,250

- GROUND FLOOR - ELEVATED
- BEDROOM
- WETROOM
- COUNCIL TAX - BAND A
- CLOSE BOURNEMOUTH CENTRE
- KITCHEN
- TENURE - LEASEHOLD
- SOLD AS SEEN, NO CHAIN



Brown & Kay offer this one bedroom GROUND FLOOR apartment situated close to the centre of Bournemouth with its wide range of shops, restaurants and bars. Not forgetting its award winning beaches which are also easily accessible. Offered with NO CHAIN.

Total Area. 49.6 m² ... 534 ft²

All measurements are approximate and for display purposes only

DOOR TO LEAN TO CONSERVATORY

16' 8" x 7' 5" (5.08m x 2.26m) Single glazed windows.

KITCHEN:

11' 3" x 6' 4" (3.43m x 1.93m) Window to front, work surface with inset sink drainer cupboards under, space for cooker, space for fridge freezer, further work surface.

LOUNGE:

13' 10" x 13' 2" (4.22m x 4.01m) Three double glazed windows, heater, laminate flooring. RECESSED AREA - Cupboard housing tank.

BEDROOM:

11' 0" x 8' 8" (3.35m x 2.64m) Window, heater.

WET ROOM

8' 0" x 4' 10" (2.44m x 1.47m) Low level WC, wash hand basin, wall mounted shower.

PARKING

We are advised there is use of a parking space.

MATERIAL INFORMATION

AGENTS NOTE-ALL SERVICES/APPLIANCES HAVE NOT AND WILL NOT BE TESTED

TENURE - LEASEHOLD, 65 YEARS REMAINING

SERVICE CHARGE - £2372 PER ANNUM

GROUND RENT - £200 PER ANNUM

PARKING - WE ARE ADVISED THERE IS USE OF A PARKING SPACE

PETS- THE LEASE STATES THAT PRIOR LANDLORD CONSENT IS REQUIRED WHICH CAN BE WITHDRAWN AT ANY TIME

COUNCIL TAX - BAND A

EPC RATING- TO BE CONFIRMED

BROADBAND & MOBILE SIGNAL - REFER TO OFCOM WEBSITE

