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TOTAL FLOOR AREA: 65'9 sqf.ft (63:0 sqf.m) sppprov. Total resonance of the secure the accurate the accurate of the floorphan contained here, measurements doors, windows, tooms and any other terms are approximate and no responsibility to faken for any enror, the secure of the partial regiment of the accurace of the accurace of the any or mission or mis-statement. This plan is for interainty emproyers only and area to the actor by any mission or mis-statement. This plan is for interainty emproyers only and any performed provide secures, systems and explanates and explanates and any mission or mission accurate systems and explanates and any mission or mission accurate and explanates and any area and any material accurates and explanates and explanates and any material accurates and explanates and any area and any material accurates and explanates and explanates and explanates and any material accurates and explanates and explanates and material accurates and explanates and explanates and explanates and material accurates and explanates and explanates and any material accuration accurate and explanates and explanates and any material accuration accurate and explanates and any accurate accurate and accurate accurate accurate and explanates and any accurate accurates and accurate accurate accurate accurate accurates and any accurate accurates and accurate accurate accurate accurate accurates accurate accurate accurate accurate accurates accurate accura

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Not energy efficient - higher running costs England, Scotland & Wales

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26 Poole Hill, Bournemouth, Bournemouth BH2 5PS 28 Poole Hill, Bournemouth, Bournemouth BH2 5PS

27b Durley Chine Road South Bournemouth BH2 5JT









Entrance

Door leading through to communal entrance hall, stairs leading up to the first floor, door to an inner hallway with further stairs leading up to the second floor, door to Entrance Hall.

Entrance Hall

Smooth plastered ceiling, rear aspect double glazed windows, radiator, inset ceiling spotlights, access to all principle rooms, door to a storage cupboard with shelving.

Living Room/Kitchen

5.22m x 4.26m (17' 2" x 14' 0") Open plan kitchen area, range of matching wall mounted and base units with Corian work surfaces over, inset gas hob with built in oven underneath and stainless steel extractor over, stainless steel sink unit with mixer tap, part tiled walls, power points, integrated fridge, and freezer, integrated dishwasher, smooth plastered ceiling, inset ceiling spotlights, open plan through to living area.

Living Area: Part sloped ceiling, inset ceiling spotlights, rear aspect double glazed windows, radiator, TV points, power points.

Bedroom One

4.21m x 2.76m (13' 10" x 9' 1") Front aspect double glazed Velux windows, radiator, power points, part sloped ceilings, inset ceiling spotlights.

Bedroom Two

2.75m x 4.2m (9' 0" x 13' 9") Front aspect sash windows, radiator, power points, part sloped ceilings, inset ceiling spotlights.

Bathroom

4.21m x 1.62m (13' 10" x 5' 4") Modern suite with close coupled WC, panelled bath with tiled surround, thermostatic shower unit over, pedestal wash hand basin with mixer taps, part sloped ceilings, smooth plastered, inset ceiling light points, extractor, shaver point, heated towel rail, door to a large walk in cupboard housing a wall mounted Worcester boiler serving domestic hot water and central heating systems.

Outside

There is a parking area to the front of the property and parking is on a first come, first served basis (one space) there is a Garage which is for communal use.

Additional Information

Tenure: Share of Freehold Lease Length: 125 years from 1st March 2012 Service Charge: As & when plus share of communal electricity. Currently £20 per month Ground Rent: Nil Building Insurance: £650 per annum (approx) EPC Rating: B Council Tax Band: B

PLEASE NOTE: The measurements that have been quoted are approximate and strictly for guidance only. All fittings, fixtures, services and appliances have not been tested and no guarantee can be given that they are in working order. The particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute an offer or formpart of a contract. The images displayed are for information purposes only and it cannot be inferred that any item shown will be included in the property



