

26 Poole Hill, Bournemouth, Bournemouth BH2 5PS

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27b | Durley Chine Road South | Bournemouth | BH2 5JT

£250,000 Leasehold

EVERETT HOMES

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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 form part 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.

