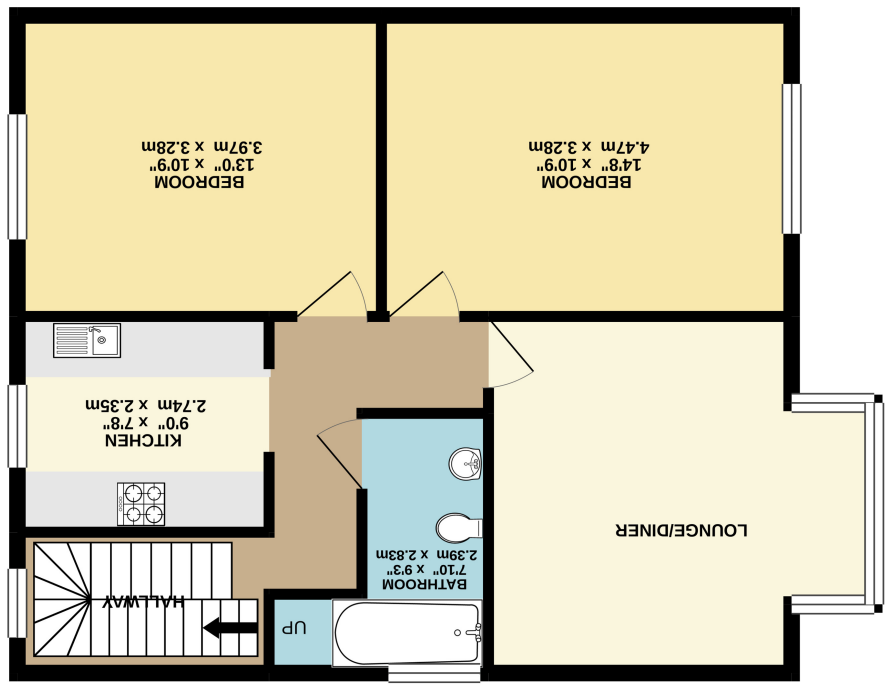


Disclaimer: These particulars are believed to be correct, but their accuracy is not guaranteed and they do not constitute an offer or contract. Strictly subject to contract, all measurements are approximate. Agents Note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves to the structural integrity of the premises and condition / working order of services, plants and equipment.

Write every number that shows the area in the accuracy of the figures contained here. Measurements of doors, windows, cornices and any other architectural features are taken to the face. All measurements are approximate and should be used as a guide only. No responsibility is taken for any errors or omissions. This plan is for information purposes only and should not be used as a guarantee as to the quality or quantity of any materials. Made with Metronix ©2021



GROUND FLOOR
671 sq.ft. (62.4 sq.m.) approx.

FLOOR PLAN



8a Warnford Road Bournemouth, BH6 5PF, Offers Over £215,000

AREA

Boscombe East is a popular residential area with a parade of local shops and eateries. Situated near by to access both Bournemouth and Christchurch town center. Nearby main transport links including popular train and bus routes and access to the A31.

ABOUT THIS PROPERTY

A superb two double bedroom first floor apartment which is one of only two in the building. Private extensive rear garden. Cul-de-sac location in a sought after residential location. The maintenance is paid as and when on a 50/50 split and the purchase includes the freehold of which there has not been a lease attached.

With the benefit of it's own entrance stairs lead to the front with a character bay window. There is a separate kitchen with space for appliances. The well proportioned double bedrooms are serviced by the family bathroom. The property has the benefit of loft space ideal for storage or possible conversion [Subject to planning permission]. Outside you will find the extensive rear garden which is mainly laid to lawn and enclosed by hedging.



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MAIN FEATURES

- Freehold Property
- Double Bedrooms
- Extensive Rear Garden
- Own Entrance
- Double Glazing
- Loft Space
- Sought After Location
- As & When Maintenance On A 50/50 Split

Tenure

Tenure: Freehold

The owner would be prepared to include a lease attachment to the premises if the purchaser wishes to obtain a mortgage at their expense. This would create a 999 Year Lease. Peppercorn Ground Rent and As & When Maintenance.

EPC Rating: E

£215,000

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92 to 100	A		
81 to 91	B		
69 to 80	C		
55 to 68	D		
39 to 54	E	52	63
21 to 38	F		
1 to 20	G		
Not energy efficient - higher running costs			
England, Wales & N.Ireland			
EU Directive 2002/91/EC			

