



**Russel Road, Bournemouth  
Dorset, BH10 7HD**



# LEASEHOLD PRICE

## £200,000

***“A spacious first floor apartment with gardens and no chain”***

This conveniently located and generous sized two double bedroom first floor apartment has a front and rear garden, allocated lockable bike store and now comes to the market offered with no onward chain. This light and spacious apartment is conveniently located for amenities.

- **A two double bedroom first floor apartment with gardens and no chain**
- **Communal entrance hall**, with stairs rising to the communal first floor landing
- **Communal first floor landing** with **allocated lockable storage cupboard**
- **Entrance hall** with entry phone intercoms system, airing cupboard and a cupboard housing a gas fired, wall mounted replacement Vaillant boiler
- **Kitchen** incorporating work surfaces, base and wall units, integrated oven, hob and extractor, space and plumbing for a washing machine and dishwasher, space for a fridge/freezer and a window to the rear aspect
- **Lounge** with a feature fireplace, window to the front aspect (currently being used as a large double bedroom)
- **Bedroom one** is a large double bedroom (currently used as a lounge/dining room) with a window to the rear aspect
- **Bedroom two** is also a double bedroom with a window to the front aspect
- **Shower room** finished in a stylish white suite incorporating a good sized walk-in shower area with chrome raindrop shower head and separate shower attachment, WC, wall-mounted wash hand basin and fully tiled walls
- Located at the rear of the property there is an **area of allocated garden**, which backs onto a recreation ground
- At the front of the property there is a **further area of allocated garden** which is predominantly laid to lawn
- The property is conveyed with an **allocated and lockable bike store**
- **Further benefits** include double glazing and a gas fired heating system

There is a small selection of amenities approximately 600 metres. Ferndown offers a further selection of shopping, leisure and recreational facilities, with the town centre located approximately 3 miles away. Castlepoint Shopping centre is also located approximately 3 miles away.

There is an option for the lease to be extended for an additional 90 years at a cost of approximately £3,500.

**Lease:** 88 years remaining

**Maintenance Charge:** Approximately £1,065 per annum

**Ground Rent:** Approximately 10 per annum

**COUNCIL TAX BAND: A**

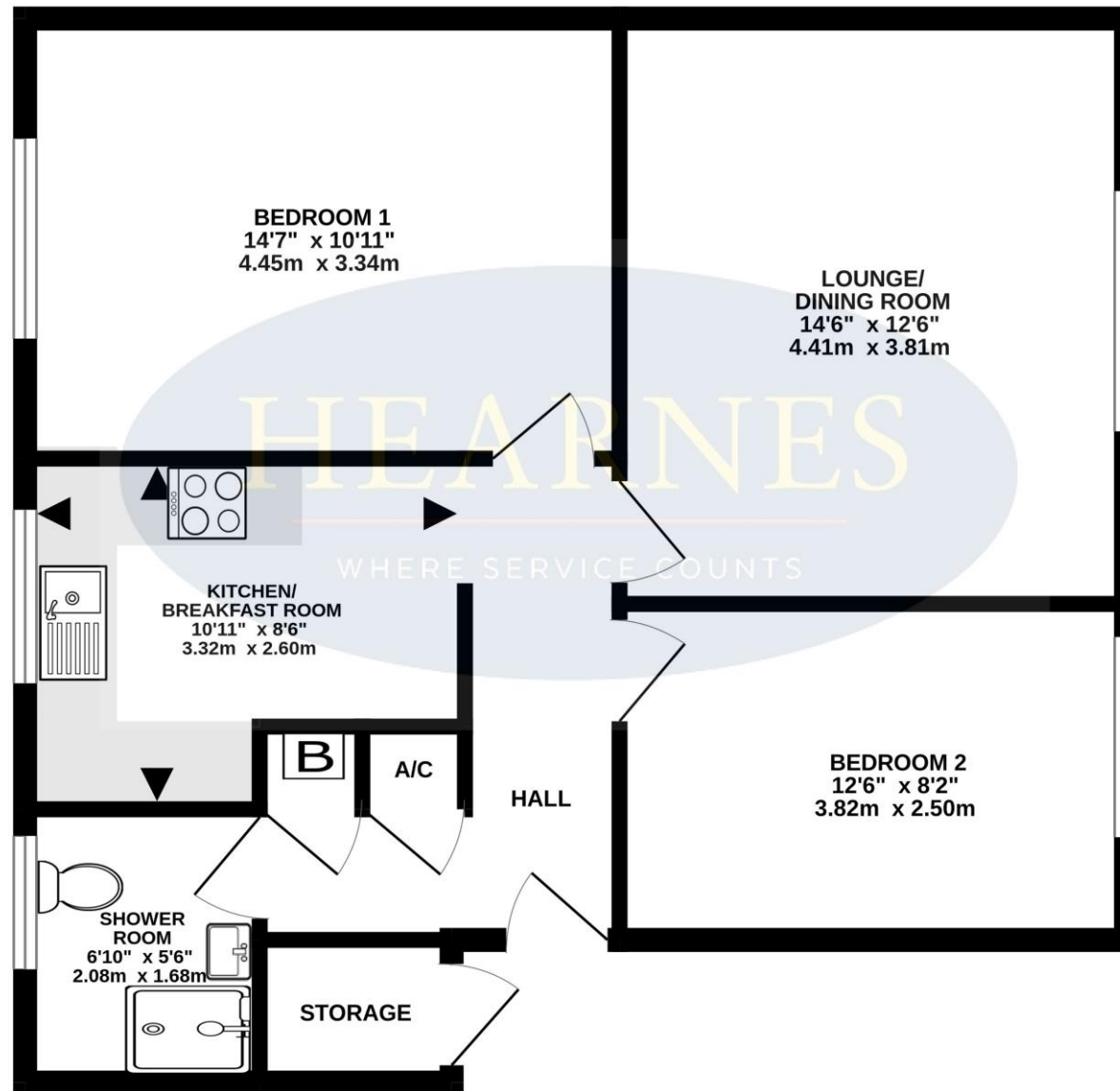
**EPC RATING: C**

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TOTAL FLOOR AREA : 651 sq.ft. (60.5 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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OFFICES ALSO AT: BOURNEMOUTH, POOLE, RINGWOOD & WIMBORNE



