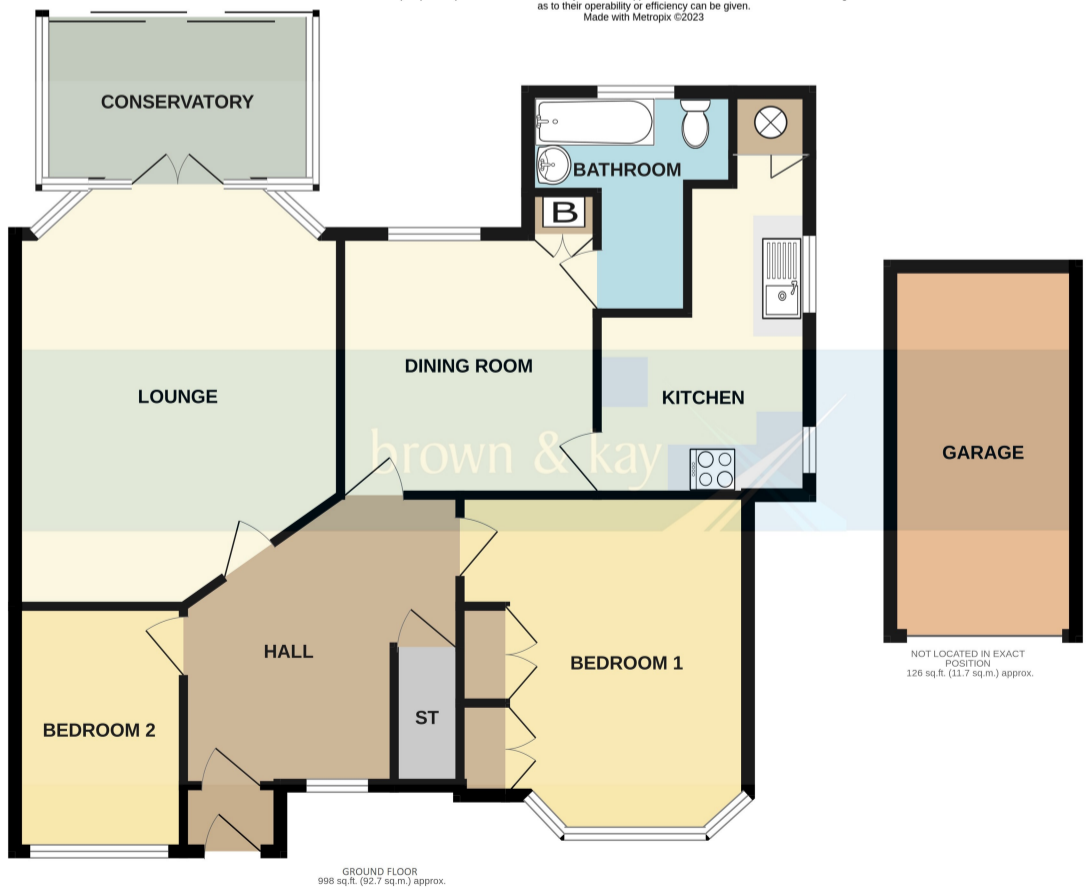




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	69	73
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

TOTAL FLOOR AREA: 1124 sq.ft. (104.4 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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20, Seamoor Road, Bournemouth, Dorset, BH4 9AR Also at: 30 Hill Street, Poole BH15 1NR Tel: 01202 676292



Email: sales@brownandkay.co.uk Web: www.brownandkay.co.uk Tel: 01202 765995



Ground Floor Flat 45 De Lisle Road, Bournemouth BH3 7NG

Offers Over £375,000

The Property

A beautifully presented, character ground floor pet friendly apartment offered for sale with no forward chain! The property benefits from a private rear sunny aspect garden, front garden, garage and parking and will be sold with a brand new 999-year lease along with a share of the freehold upon completion. There is a large double bedroom, good size single bedroom, family bathroom, large living room opening into a conservatory as well as a dining room and separate kitchen. This property must be viewed to be fully appreciated.

The property is situated within the Talbot Woods/Meyrick Park conservation area which is widely regarded as Bournemouth's most prestigious residential settings. Within the area are the premier facilities of the superb West Hants Tennis and Leisure Club, Talbot Heath School and The Club at Meyrick Park with its eighteen-hole golf course as well as its leisure facilities.

The town centre of Bournemouth with its excellent restaurants, leisure, shopping and entertainment facilities is approximately 2 miles away, with the award-winning sandy beaches beyond.

Bournemouth and the surrounding area also host year-round family friendly cultural events, including Arts by the Sea festival, Bournemouth Symphony Orchestra 'Proms in the Park' and a renowned highlight is the Bournemouth Air Festival amongst many others. The intrinsic desirability of this location is further enhanced by excellent road, rail and air communications.

ENTRANCE LOBBY

Shared entrance lobby with access to respective apartments.

ENTRANCE HALL

Generous entrance hall with doors off to the following rooms.

LOUNGE

18' 0" into bay x 13' 10" (5.49m x 4.22m) Feature fireplace with electric fire, access to the conservatory, single glazed window to the rear.

CONSERVATORY

11' 11" x 7' 1" (3.63m x 2.16m) With pleasant outlook and sliding doors to the garden.

DINING ROOM

11' 7" x 10' 7" (3.53m x 3.23m) Single glazed window to the rear, door to the bathroom.

BATHROOM

Suite comprising bath, wash hand basin and w.c. Double glazed frosted window to the rear.

KITCHEN

12' 4" x 7' 7" (3.76m x 2.31m) Fitted with a range of units with work surfaces over, gas oven, space for washer/dryer and fridge/freezer, airing cupboard, double glazed window to the side and door to outside.

BEDROOM ONE

14' 10" x 14' 4" (4.52m x 4.37m) Fitted wardrobes, bay window.

BEDROOM TWO

10' 6" x 7' 3" (3.20m x 2.21m) A small double with single glazed window to the front.

FRONT GARDEN

The ground floor apartment has a share of the front garden with the option to create additional off road parking if required.

GARAGE

Allocated garage with parking in front.

PRIVATE REAR GARDEN

The ground floor apartment has the benefit of its own south aspect private garden which enjoys access directly from the conservatory.

TENURE

Will be sold with a brand new 999 year lease along with a share of the freehold.

Maintenance - As and when

COUNCIL TAX - BAND B