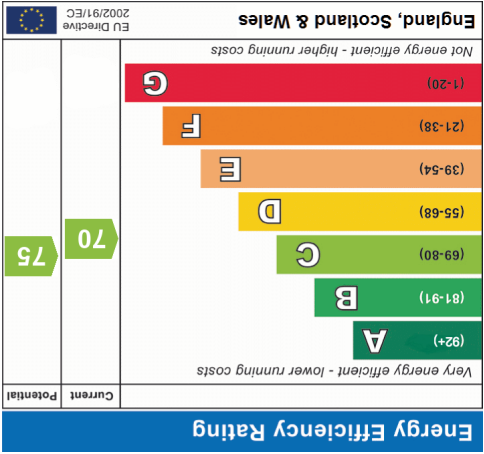
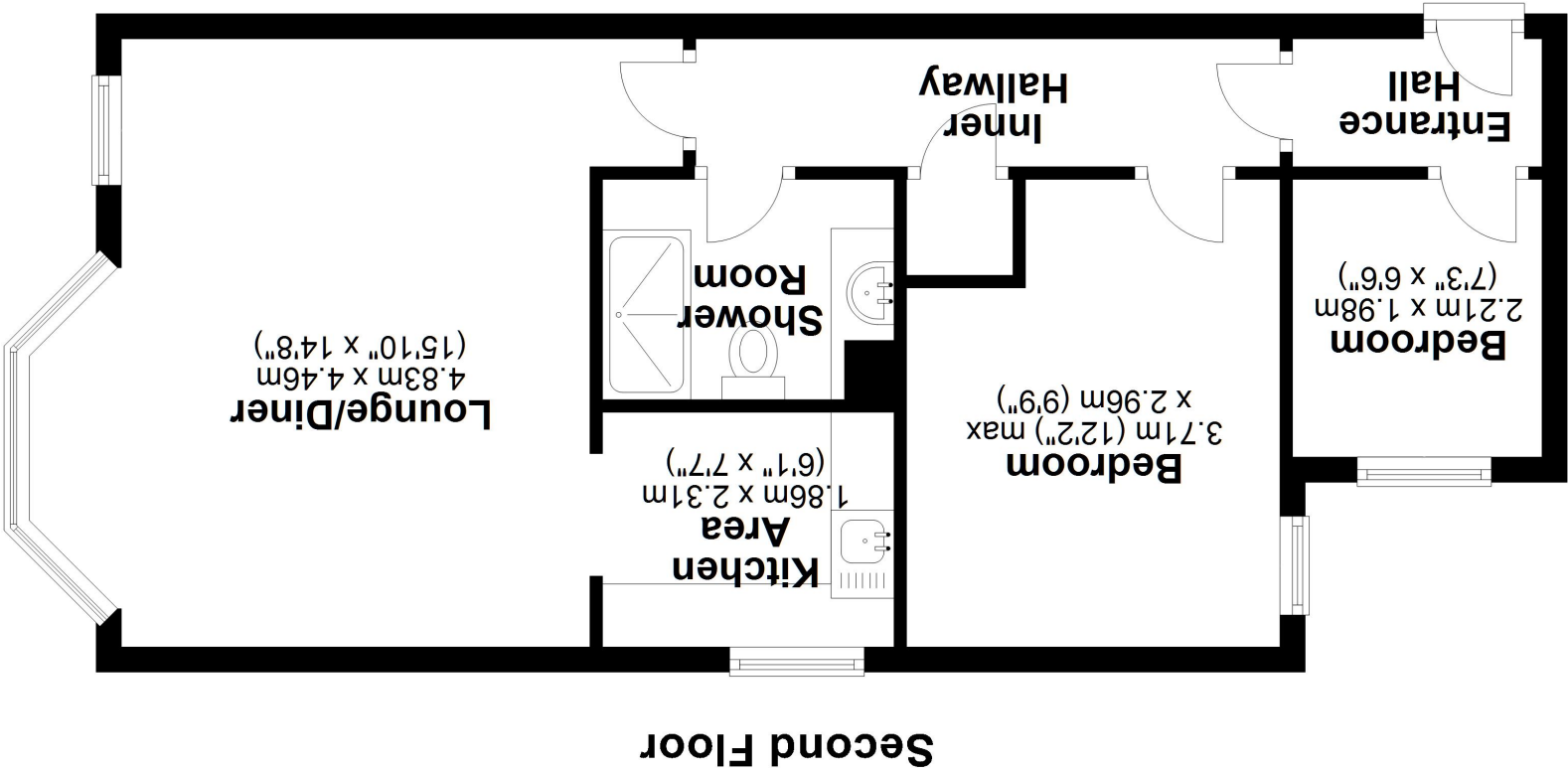


Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit [www.bournemouthenergy.co.uk](http://www.bournemouthenergy.co.uk) (Tel: 01202 556006)

Plan produced using PlanUp.







Entrance

Approached via electric double opening gates on the right hand side of the building which in turn leads to the rear of the property. Communal door with security entry phone system, stairs leading through to the second floor.

Entrance Hall

Spacious Entrance Hall, radiator, coved ceiling, ceiling light point, wall mounted consumer unit, access to all principle rooms, door to an airing cupboard housing a hot water cylinder with slatted shelving over.

Living Room

4.83m x 4.46m (15' 10" x 14' 8") Very spacious room, front aspect double glazed bay window, further front aspect double glazed window, radiator, power points, TV point, coved ceiling, ceiling light point, arch leading through to the Kitchen.

Kitchen

2.31m x 1.86m (7' 7" x 6' 1") A range of matching wall mounted and base units with work surfaces over, stainless steel sink unit with mixer tap, space for fridge, integrated oven with hob over, wall mounted boiler serving domestic hot water and central heating systems, side aspect double glazed window, tiled floor, coved ceiling, ceiling light point.

Bedroom One

3.71m x 2.96m (12' 2" x 9' 9") Spacious double room, coved ceiling, ceiling light point, rear aspect double glazed window, radiator, power points.

Bedroom Two

2.21m x 1.98m (7' 3" x 6' 6") Ideal study, side aspect double glazed window, ceiling light point, power points.

Shower Room

Wash hand basin with pillar taps, tiled splash back, close coupled WC, oversized walk in shower cubicle with thermostatic shower unit, part tiled walls, extractor, ceiling light point, coved ceiling, heated towel rail.

Material Information

Tenure: Leasehold  
Lease: 212 Years from 1990  
Ground Rent: £50 Per annum  
Service Charge: £535 every 6 Months (includes sinking fund)  
Building Insurance: Currently £233 per flat  
Parking: On street parking available.  
Utilities: Mains Electricity/Mains Gas/Mains Water  
Drainage: Mains Drainage  
Broadband: Refer to ofcom website  
Mobile Signal: Refer to ofcom website  
Flood Risk: Surface Water - Low. Rivers and the sea - Very low. For further information refer to gov.uk. - Check long term flood risk.  
Council Tax Band: B  
EPC Rating: C (70)



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 items shown will be included in the property.

