



First Floor

Approx. 54.5 sq. metres (586.3 sq. feet)

Lounge
3.14m x 4.41m (10'4" x 14'6")

Bedroom
3.29m (10'10") max x 3.19m (10'6") max

Bedroom
3.39m x 3.06m (11'1" x 10')

En-suite
Shower Room

Bathroom

Kitchen
2.60m x 2.61m (8'6" x 8'7")

Hall

Total area: approx. 54.5 sq. metres (586.3 sq. feet)

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 (Tel: 01202 556006)

Plan produced using PlanUp.

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



Entrance Hallway

Security entry-phone system leading through to the Communal Entrance Hall: Stairs leading to first floor.

Open Plan Lounge/Kitchen/Dining Room

Lounge Area: 4.41m x 3.14m (14' 6" x 10' 4")

Side aspect double glazed window, power points, tv point, radiator, inset to ceiling spotlights, coved ceiling.

Kitchen Area: 2.60 m x 2.61 m (8'6 x 8'7)

Kitchen Area: A good range of matching wall mounted and base units with work surfaces over, front aspect double glazed window, cupboard housing a combination boiler serving domestic hot water and central heating systems, power points, radiator, gas hob with extractor hood over, integrated washing machine, integrated fridge/freezer, integrated oven, inset to ceiling spotlights.

Bedroom One

3.39m x 3.06m (11' 1" x 10' 0") Double bedroom with front aspect double glazed window, TV point, radiator, power points, ceiling light point.

En-Suite

Luxury contemporary suite comprising of a tiled shower cubicle with thermostatic shower unit, WC, wall mounted wash hand basin, tiled floor, tiled walls, smooth plastered ceiling, inset to ceiling light points, extractor.

Bedroom Two

3.29m x 3.19m (10' 10" x 10' 6") Double bedroom with front aspect double glazed window, TV point, radiator, power points, ceiling light point.

Bathroom

3.32m x 1.46m (10' 11" x 4' 9") WC with concealed cistern, wall mounted wash hand basin with mixer tap, panelled bath with tiled surround, mixer tap, thermostatic shower unit over, tiled floor, smooth plastered ceiling, inset to ceiling spot lights, extractor.

Outside

There is one allocated off road parking and a gate which leads to the communal garden area.

Material Information

- Tenure - Leasehold
- Lease Term - 105 years remaining
- Service Charge - £995 per annum
- Ground Rent - £250 per annum



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.

