



Capstone Road, Bournemouth

Price £169,950

Two bedroom flat | Ground floor | Purpose built development | Lounge | Modern kitchen | Modern bathroom | Gas central heating | Double glazing | No chain |



Apartment



2 Bedrooms



1 Bathroom



517 sqft (48 sqm)



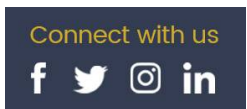
Leasehold

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Communal Entrance

Flat located on the ground floor.

Entrance Hall

Coved and smooth finished ceiling, inset halogen spotlights, smoke detector, video entry phone system, storage cupboard which incorporates electric fuse box and electric meter.

Lounge 12'9" (3.89m) x 11'9" (3.58m)

Coved and smooth finished ceiling, two wall light point, thermostat control for central heating, telecom points and power points, double glazed windows, double panel radiator, double doors leading into kitchen.

Kitchen 12'9" (3.89m) x 4'11" (1.5m)

Modern galley kitchen with a range of modern floor based white high gloss work units, with matching eye level units above, four burner gas hob with electric oven and grill below, built-in fridge freezer, built-in washer dryer, extractor fan, stainless steel backing, double glazed windows, coved and smooth finished ceiling, ceiling light point, cupboard housing combi boiler made by Gloworm, which services central heating and hot water.

Bedroom One 13'3" (4.04m) x 8'4" (2.54m)

Coved and smooth finished ceiling, ceiling light point, dual aspect double glazed windows, double panel radiator, TV point and power points.

Bedroom Two 6'11" (2.11m) x 6'7" (2.01m)

Coved and smooth finished ceiling, ceiling light, double glazed windows, single panel radiator.

Bathroom 6'3" (1.91m) x 5'10" (1.78m)

Modern bathroom suite with panel bath and hot and cold water mixer tap, shower attachment, thermostat control, low level WC, pedestal wash hand basin with hot and cold water mixer tap, heated towel rail, mirror, coved and smooth finished ceiling, inset halogen spotlights, extractor fan, tiled floor.

Fahren Estate Agents are pleased to offer for sale this modern two bedroom flat in a purpose built block, located close to Charminster. The shops of Charminster are only a short walk away, as is the beautiful Queens Park and local amenities of Springbourne in the opposite directions.

Located on the ground floor this modern apartment offers modern spacious living, ideal for a first time buyer or landlord. The kitchen has a nice range of high gloss work units and offers a great space to rustle up a good evenings meal. The bedrooms are of a good size, and the flat overall seems

spacious, light and bright. The apartment also benefits from gas central heating and double glazing.

Fahren Estate Agents highly recommend an internal viewing.

TENURE: Leasehold with 114 years remaining. (125 years from 1st January 2007)

SERVICE CHARGES: Currently £700 per year.

GROUND RENT: £250 per year.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	77	78

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 Plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC	82	82

If you would like to book a viewing or discuss selling your property please contact us

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