



Flat 11, Capstone Court, 120-124 Capstone Road

£179,950 Leasehold

Two bedroom apartment | Second floor | Modern purpose built development | Allocated parking | Spacious entrance hallway | Modern kitchen | Modern bathroom | Long lease | Relatively low service charges | No chain



Apartment



2



1



1



667 sqft (62 sqm)



Leasehold

Authentic, passionate, professional.

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Charminster, Bournemouth

£179,950

Communal Entrance Hall

Staircase to second floor

Entrance Hall 21'9" (6.63m) x 5'7" (1.7m)

Spacious and light entrance hall, double glazed Velux window, single panel radiator, video entry phone system, two wall light points, storage cupboard which incorporates gas combi boiler (serving the central heating and hot water), electric fusebox.

Living Room 14'4" (4.37m) x 12'7" (3.84m)

Two ceiling light points, double glazed windows, panel radiator with thermostat control, TV point and satellite point, power points, telecom point, thermostat control for central heating, doorway through to kitchen.

Kitchen 9'1" (2.77m) x 6'3" (1.91m)

A range of modern floor based cupboards and matching eye level units, four burner gas hob with oven and grill below, single drainer sink unit with hot and cold water mixer tap, plumbing for washing machine, built-in fridge and freezer, tiled floor, ceiling light point, double glazed velx window.

Bedroom One 13'9" (4.19m) x 8'9" (2.67m)

Double glazed windows, ceiling light point, double panel radiator, power points, TV point.

Bedroom Two 8'7" (2.62m) x 8'6" (2.59m)

Ceiling light point, double glazed velux window, telecom point, power points, single panel radiator.

Bathroom 6'3" (1.91m) x 5'5" (1.65m)

Modern bathroom suite, panel bath with thermostatic valve and shower system, low level sanitary suite, pedestal wash hand basin with hot and cold water mixer tap, chrome towel rail, part tiled walls, inset halogen spotlights, extractor fan, skylight, tiled floor.

Outside

There is an allocated parking space with the apartment.

Fahren Estate Agents is pleased to offer for sale this two bedroom modern apartment, situated in Charminster, being also very close to both Springbourne and Queens Park. Located on the second floor (top floor) of a modern purpose built development, this apartment would make a great home or investment for a number of reasons. The rooms are spacious and light (the property has a big entrance hallway too), gas central heating and double glazing, modern bathroom and kitchen and is conveyed with allocated parking.

Capstone Court is a well managed block of apartments on Capstone Road, a quiet road in the popular district of Charminster. The delightful Queens Park is a 5-10 minute walk

away, as is the local shops and amenities of Charminster High Street and Springbourne in opposite directions. The building has an allocated parking space and storage area for bikes.

Fahren Estate Agents highly recommend booking a viewing.

TENURE: Leasehold with 113 years remaining. (125 years from 1st January 2007)

SERVICE CHARGES: Approx £700 per year. (This is very reasonable, especially when compared to other buildings in the area)

GROUND RENT: £250 per year.

Energy Efficiency Rating		Current	Potential
		83	84
<small>Very energy efficient - lower running costs</small> <small>(92 Plus)</small> A <small>(81-91)</small> B <small>(69-80)</small> C <small>(55-68)</small> D <small>(39-54)</small> E <small>(21-38)</small> F <small>(1-20)</small> G <small>Not energy efficient - higher running costs</small>			
England & Wales		<small>EU Directive 2002/91/EC</small>	

Environmental Impact (CO ₂) Rating		Current	Potential
		82	83
<small>Very environmentally friendly - lower CO₂ emissions</small> <small>(92 Plus)</small> A <small>(81-91)</small> B <small>(69-80)</small> C <small>(55-68)</small> D <small>(39-54)</small> E <small>(21-38)</small> F <small>(1-20)</small> G <small>Not environmentally friendly - higher CO₂ emissions</small>			
England & Wales		<small>EU Directive 2002/91/EC</small>	

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

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