



Fahren
ESTATE AGENTS

19 Dibden Close, Throop, Bournemouth, BH8 0EN
Price £219,950 Leasehold

AUTHENTIC ~ PASSIONATE ~ PROFESSIONAL
Tel: 01202 551022 | Email: castlelane@fahren.co.uk | Web:
www.fahren.co.uk

Throop, Bournemouth * Superb Garden Flat*

Price £219,950

A Superb Garden Flat (Purpose Built) | Own Private Entrance | Living/Dining Room (Dual Aspect Window | Modern & Contemporary Kitchen | Modern Shower Room | Double Bedroom Overlooking Garden | Gas Fired Central Heating | Double Glazed Windows | South Facing Garden | Allocated Parking (Adjacent)



1



Flat



1



473sqft (44 sqm)



1



Leasehold





Throop, Bournemouth * Superb Garden Flat*

Price £219,950

Fahren Estate Agents are delighted to present this impeccably maintained ground floor one-bedroom apartment, situated in a peaceful cul-de-sac. Combining the privacy of its own entrance with the luxury of a stunning south-facing garden, this property offers a "house-like" feel that is rare to find in the apartment market.

The Interior

The property has been thoughtfully updated and is well presented .

Private Entrance & Hallway.

Living Room: The spacious lounge/diner serves as the heart of the home, flowing seamlessly into a recently fitted contemporary kitchen. It's a perfect space for both quiet evenings and entertaining.

Bedroom & Bathroom: A generous double bedroom provides a peaceful retreat, complemented by a modern bathroom featuring high-quality fixtures.

Exterior:

An immaculately presented, south-facing rear garden with side gate access and a storage shed. There is also a front garden and a useful storage cupboard at the entrance of the property with a lockable UPVC door.**Parking:** the property includes an allocated parking space located conveniently adjacent to the flat.

Location & Lifestyle

Located in a quiet cul-de-sac:

Shopping: A short distance from the premier Castlepoint Shopping Centre.

Key Information

Tenure: Leasehold (Remainder of a 999-year lease).

Ground Rent : Peppercorn

Service charge : None

Maintenance -as and when required ;shared with upstairs apartment.

Comfort & Efficiency: The apartment benefits from double glazing and gas central heating .

Agents note : Vendor has carried out the following :

Description of Work

Date

New Kitchen

Jul-22

External Windows and Doors

Jul-22

Internal Doors

Jul-22

Decorating

Aug-22

New Carpets and Vinyl Flooring

Aug-22

Garden landscaping

Oct-23

Boiler Service - Annual

Feb-26

Gutters cleaned and cleared

Feb-26

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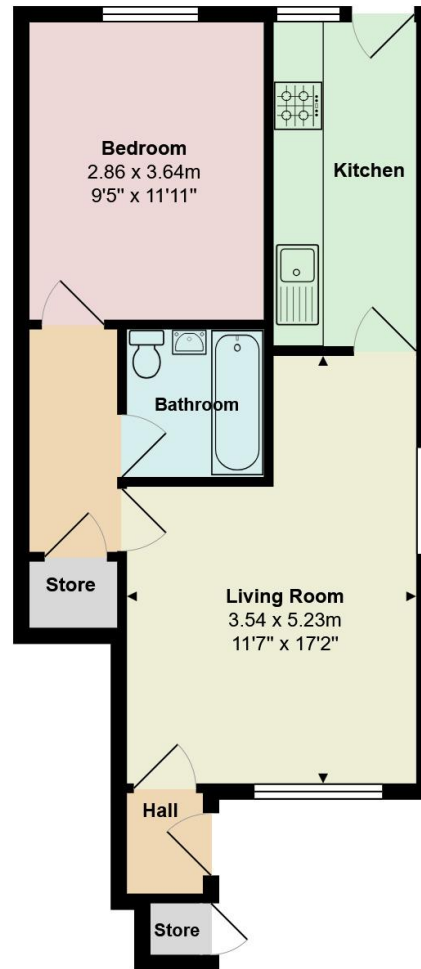
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		
(69-80) C	73	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Total Area: 44.0 m² ... 473 ft²

All measurements are approximate and for display purposes only