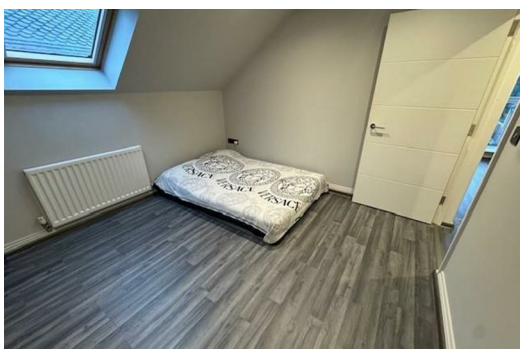




9 Frances Road, Bournemouth, BH1 3RY

Guide price £150,000

BOURNEMOUTH, FRANCES ROAD, APARTMENT, £155,000 (Offers in excess). GREAT LOCATION CLOSE TO RAILWAY STATION AND BEACH- ONE DOUBLE BEDROOM- TOP FLOOR- NEUTRAL DECOR- OPEN PLAN LOUNGE KITCHEN WITH MODERN UNITS- INTEGRATED APPLIANCES- MODERN FULLY TILED BATHROOM WITH WHITE SUITE- GAS CENTRAL HEATING- DOUBLE GLAZING- BIKE STORE- STREET PARKING- OFFERED WITH LONG LEASE- NO FORWARD CHAIN- IDEAL FIRST TIME BUY OR INVESTMENT PROPERTY.



FRONT DOOR AND ENTRANCE HALL AREA

7'11" x 3'7" (2.42 x 1.11)

Communal stairs leading from ground floor to the top floor, leading to front door of the apartment. Wooden door leading into entrance hall area. Emulsion painted ceiling and walls, and white woodwork. Fitted flooring. Wall mounted entry phone. Ceiling lighting. Light switches. Doors to all rooms.

OPEN PLAN LOUNGE KITCHEN RECEPTION ROOM

19'2" x 10'2" (5.85 x 3.10)

Wooden door leading into this modern open plan reception kitchen room, which has front facing aspect. Emulsion painted ceiling and walls, tiled around the kitchen walls worktop areas. Brick shaped wallpaper around part of the kitchen area walls. The flooring to the kitchen area is tiled and the lounge area has laminate flooring. There is a Velux wooden framed window and a Upvc double glazed window with front facing outlook. Light switches, plug sockets and TV socket. Ceiling lighting. Radiator.



The kitchen is modern style and has grey fronted wall, base and drawer units with laminate worktops. Stainless steel sink with metal fittings. Electric hob, oven and extractor. Integrated washing machine, integrated fridge with freezer compartment. Wall mounted combi boiler. Lighting.

BATHROOM

7'9" x 4'0" (2.37 x 1.23)

Wooden door leading from the hall into this modern bathroom with emulsion painted ceiling, modern tiled walls and tiled flooring. Ceiling lighting. Chrome effect radiator. White wc with seat, lid and cistern with flush. White bath with side panel, chrome effect fittings with shower fitting and glass shower screen. Vanity unit with white sink and chrome effect fittings. Shelving.

BEDROOM

10'5" x 12'4" (3.19 x 3.77)

Wooden door leading from the hall into this good sized double bedroom. Emulsion painted ceiling and walls and fitted laminate flooring to contrast with decor. Wooden framed Velux style window with fitted blind to side aspect. Light switch and plug sockets. Ceiling loft hatch with a pull down ladder, which leads to a loft conveyed with the apartment (sole to the apartment). Radiator.

OUTSIDE

Outside there is a bike store shed to the rear of the property and a bin store to the front.

TENURE

The property is LEASEHOLD.

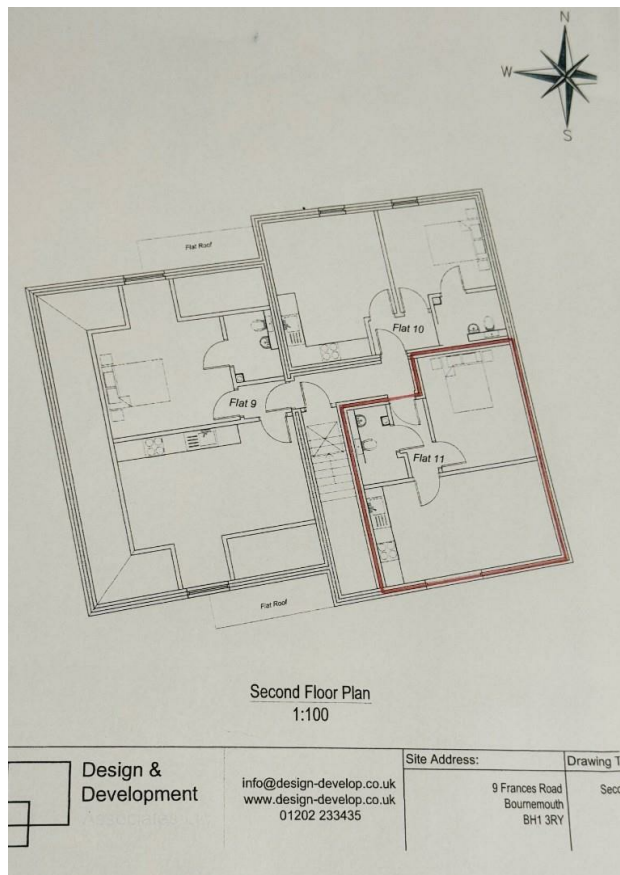
Lease Years Remaining: We have been advised by the vendor that there is 990 Years remaining.

Ground Rent: We have been advised Ground Rent is Zero

Maintenance service charge: We have been advised this is currently £1060.82 Per Annum

Management Charges:

The property is also being offered with "NO FORWARD CHAIN"



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	
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	

Consumer Protection from Unfair Trading Regulation

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A Buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment with the agent to view before embarking on any journey to see a property.

Please Note:

1: MONEY LAUNDERING REGULATIONS – Prospective buyers will be asked to produce proof of identity documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2: These particulars do not constitute part or all of an offer or contract. 3: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 4: Potential buyers are advised to recheck the measurements before committing to any expense. 5: Thacker & Revitt have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 6: Thacker & Revitt have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. 7: These particulars are issued in good faith, they are intended as to be used as a guide to the property and should be independently verified by prospective buyers.

Viewings

Strictly by appointment through this office: Thacker & Revitt 478 Ashley Road, Poole, Dorset. BH14 0AD