



## 1 - 3 Durdells Avenue, Bournemouth, Dorset, BH11 9GE

**Guide price £174,950**

BOURNEMOUTH, £174,950. 'CALLING ALL FIRST TIME BUYERS'. This top floor apartment has a contemporary feel with its neutral grey and white decor throughout. It has LVT style flooring to some of the rooms and carpet to the bedroom and entrance hall. There is a modern white bathroom with three piece suite and power shower over the bath. Double bedroom with built in cupboard housing the combi boiler and storage and Velux window. Leading from the entrance hall into this open plan lounge kitchen with modern grey fronted handle less units and contrasting worktops. There is a range of integrated appliances being located under worktop fridge, freezer, dishwasher and washing machine. Gas hob and electric oven with extractor above. The property has gas central heating, Velux and double glazed windows. Outside there is a car park for residents use. This property would make an ideal FIRST TIME BUY.



## FRONT DOOR AND ENTRANCE HALL

7'10" x 5'6" (2.41 x 1.68)

Wooden front door leading into the entrance hall way. White ceiling and walls and grey fitted carpet. Light switches. Hall cupboard with wooden door and storage inside. Ceiling lighting. Doors to all rooms. Radiator, entry phone.

## OPEN PLAN LOUNGE KITCHEN

8'6" x 11'4" lounge area and kitchen area is 9'6" (2.61 x 3.47 lounge area and kitchen area is 2.92 x)

Door leading from the hall into this contemporary open plan lounge kitchen with white ceiling, white and grey walls and fitted carpet to the lounge area in grey and LVT style flooring to the kitchen area to contrast with the units. Double glazed window over looking front aspect.

The Lounge area has light switch and plug sockets. TV socket. Ceiling lighting.

Kitchen: There is a range of light grey fitted units with handleless doors and laminate worktops. This contemporary kitchen has integrated under counter fridge, freezer, dishwasher and washing machine. Stainless steel Sink with drainer and chrome effect fittings. Plug and fuse sockets. Lighting. Four ring gas hob, electric under worktop oven and extractor fan.

## BATHROOM

5'6" x 5'3" (1.68 x 1.62)

Wooden door leading into the bathroom. White ceiling, part tiled and part emulsion painted walls with vinyl flooring. Velux style window. White WC, White sink with pedestal and chrome effect fittings. White bath with metal fittings and power shower over bath with fitted glass shower screen. Ceiling lighting. Extractor fan. Radiator.

## BEDROOM

12'7" x 8'11" (3.84 x 2.73)

Wooden door leading into double bedroom with white ceiling and walls and grey fitted carpet. Light switch, plug sockets and TV socket. Velux window with fitted window blind. Built in cupboard for storage with the ideal combi boiler inside. Radiator. Ceiling lighting.

## PARKING

There is parking in the communal blocks car park to the side of the building.

## TENURE

The property is "Leashold" We have been advised 118 Years remaining on the lease

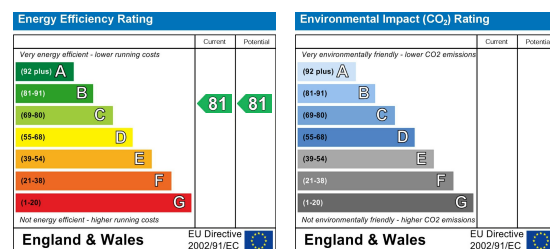
Service Charge: £1065.00 per annum

Ground Rent: £140.00 Per Annum

THIS WOULD MAKE AN IDEAL FIRST TIME BUY OR INVESTMENT PROPERTY.

Lease Remaining:





## 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