



91A Charminster Avenue, Bournemouth, Dorset, BH9 1RU
Offers In Excess Of £174,950



This well presented, two double bedroom first floor flat has the benefit of its own rear garden.

Located in the popular BH9 area, within a short walk to schools as well as the local conveniences of Charminster or Winton High Streets, the flat would make an ideal buy to let investment or first time buy.

From the moment you walk into the flat you will notice that it is decorated and finished to a high standard throughout. When you open the door there is a spiral staircase that leads up to the flat. At the bottom of the staircase there is ample storage for shoes and coats and even the washing machine which is hidden behind a door.

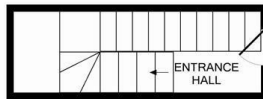
The first floor consists of a spacious lounge, two large bedrooms, a newly fitted kitchen with cupboard lights, a newly fitted bathroom with sensor lighting and a separate W/C. There is also a good size loft ideal for storage. The garden to the rear of the property come with the flat. It has a good sized decking area with shed and then lawn area towards the rear. At the front there is ample parking for two cars.

This flat is of good size and would make an ideal first time buy or even a buy to let.

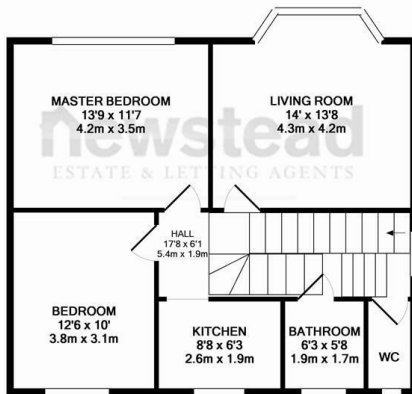
Lease: 994 years remaining

Ground Rent: Peppercorn

Maintenance: As and when required



ENTRANCE FLOOR
APPROX. FLOOR
AREA 105 SQ.FT.
(9.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 682 SQ.FT.
(63.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 787 SQ.FT. (73.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Newstead Estate & Lettings Agents Ltd
122-124 Castle Lane West, Bournemouth, Dorset, BH9 3JU
Tel: 01202 430 108
Email: info@newsteadproperty.co.uk
www.newsteadproperty.co.uk

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