

LEASEHOLD



Apartment - Purpose Built

FLAT 8, 4 GUNVILLE CRESCENT, MUSCLIFF, BOURNEMOUTH, DORSET, BH9 3QA

Asking Price

£139,950

FEATURES

- IDEAL INVESTMENT £775 PCM • PERFECT FTB
- NO CHAIN
- 940 YEAR LEASE
- PEPPER CORN GROUND RENT
- ALLOCATED PARKING



I Bedroom Apartment - Purpose Built located in Bournemouth

LOUNGE/ BEDROOM AREA

14'7" x 9'10"

A generous bedroom / lounge living space with textured ceiling, smooth plastered walls, twin Upvc windows to the front aspect, storage cupboard, electric wall heater, door into the kitchen area.

KITCHEN

9'4" x 5'2"

A well appointed kitchen with a selection of wall and floor mounted units, wood effect worktops, tiled splashback, stainless steel sink, electric hob, fan oven, wood effect flooring, spaces for a selection of white goods, Upvc window to the front aspect, electric wall heater.

BATHROOM

6'2" x 5'2"

A modern white bathroom, bath with electric shower with a glazed shower screen, low level Wc, hand basin, tiled splashback, wood effect flooring, extractor fan, storage cupboard housing the hot water tank, wall mounted heater.

OUTSIDE AREA

Allocated parking for one vehicle located in the communal carpark, communal gardens with washing lines. The main entrance to the flat is via a Upvc front door leading into the ground floor hallway with stairs leading to the first floor and to the apartment.

AML

By law, we are required to conduct anti-money laundering checks on all potential

buyers and sellers and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, SmartSearch will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), SmartSearch will send a secure link for you to complete the biometric checks electronically . A non-refundable fee of £35 + VAT per person will apply for these checks.





SIMPSONS ESTATE AGENTS | 85 CASTLE LANE WEST, BOURNEMOUTH, BH9 3LH



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Call us on

01202 532556

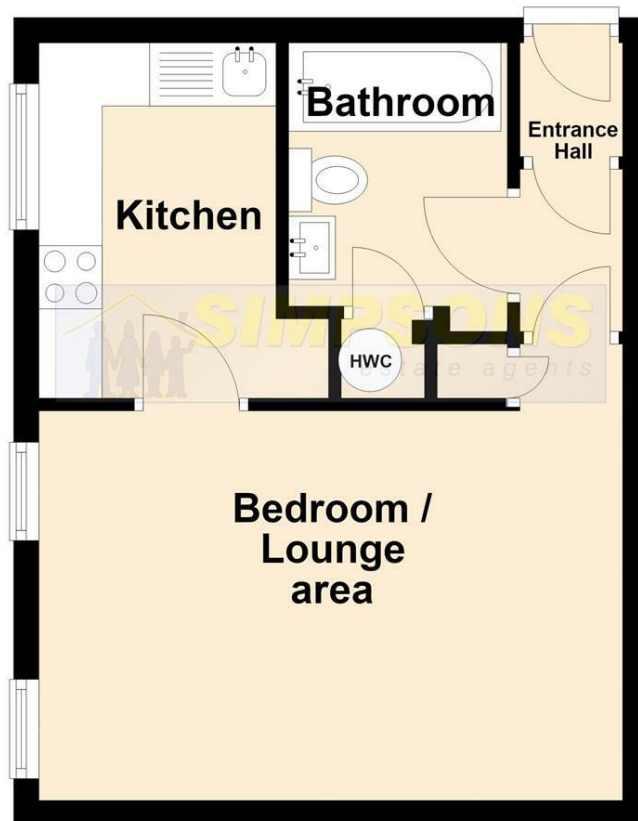
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Council Tax Band

A

Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	79
(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		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

