

LEASEHOLD



Flat

# 38 COLEHILL CRESCENT, BOURNEMOUTH, BH9 3QQ

Asking Price

£174,950

## FEATURES

- PEPPER CORN GROUND RENT
- 953 YEARS REMAINING ON THE LEASE
- ALLOCATED PARKING
- IDEAL FTB
- PERFECT LONG-TERM INVESTMENT
- REQUIRES SOME UPDATING
- PURPOSE BUILT FLAT
- VACANT POSSESSION



# I Bedroom Flat located in Bournemouth

## ENTRANCE

On entry via a wooden front door with glazed inlay you enter a generous size entrance with stairs leading to the apartment, textured ceiling, loft hatch two storage cupboards, one housing the hot water tank, internal glazed window offering light from the lounge area.

## LOUNGE

14'9" x 11'5"

A very generous size room offering ample space for a selection of furniture, twin Upvc windows to the front aspect, smooth plastered walls with textured ceiling, wood style flooring.

## KITCHEN

9'10" x 5'6"

A very well appointed kitchen with a good amount of wall and floor mounted units in a light wood finish, stone effect worktops, wood style flooring, tiled splash back, stainless steel sink, electric hob and oven, spaces for a selection of white goods, Upvc window to the rear aspect.

## BATHROOM

4'7" x 5'6"

A delightful and modern bathroom with part tiled walls and splash back, Low level Wc, hand basin, bath with shower attachment and a glass shower screen, wood style flooring, wall heater, Upvc window to the side aspect.

## BEDROOM

9'10" x 8'10"

Carpet flooring, textured ceiling, smooth plastered walls, fitted wardrobes, Upvc window to rear aspect, generous size doubled bedroom.

## OUTSIDE SPACE

The property is accessed via a path leading to the private entrance, outside storage. The allocated parking is located to the rear of the property.







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### Ground Floor



Council Tax Band

A

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	

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.

