



47a Castle Lane West,
Bournemouth, Dorset, BH9 3LH

Asking Price £179,950 Leasehold

A Spacious 1 Double Bedroom First Floor Flat with Modern Kitchen and Bathroom/WC, Gas Central Heating and Parking.
The Property is Offered with No Forward Chain and
Viewing is Recommended.

1440B Wimborne Road, Kinson
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Partners: Mr. G.R.Hansford & Mr. I.M.Galton



- Entrance Hall
- First Floor Landing
- Lounge/Diner
 - Kitchen
 - Bedroom
- Bathroom/WC

**UPVC Double Glazing, Modern Kitchen,
Gas Central Heating (NT),
Modern Bathroom/WC, Off-Road Parking,
No Forward Chain, Sole Agents,
Viewing Recommended.**

The accommodation with approximate room measurements comprises:

ENTRANCE HALL Entered via frosted stained glass UPVC double glazed door. Wood laminate flooring, flat plastered ceiling with ceiling light point, UPVC double glazed window to front aspect. Stairs to First Floor.

FIRST FLOOR LANDING UPVC double glazed window to side aspect, central heating radiator, power points, built in storage cupboard, further built in small storage cupboard, loft entrance to roof space, picture rail, artexed ceiling, ceiling light point. Doors leading to:

LOUNGE/DINING ROOM 14'9" x 11'3" into front aspect UPVC double glazed bay window, range of wall mounted shelving, central heating radiator, power points, TV aerial connection, picture rail, artexed ceiling, ceiling light point.

KITCHEN 9' x 8' Part tiled walls, comprising single drainer stainless steel sink unit with mixer taps and cupboards under, further and extensive range of both floor and wall mounted high gloss cream coloured cupboards and drawers with complementing woodblock effect roll edge worktop surfaces, space and plumbing for washing machine, space for tall fridge/freezer, built in electric hob (NT), with air purifier over (NT), and fan assisted electric oven under (NT), small breakfast bar, central heating radiator, power points, further built in storage cupboard housing combination gas fired central heating boiler (NT), UPVC double glazed rear aspect window, picture rail, flat plastered ceiling, spot lighting.

BEDROOM 13' x 10' (to wardrobe fronts) Large range of built in wardrobes with matching and adjoining over-bed storage cupboards, shelving under and matching bedside cabinets, central heating radiator, power points, rear aspect UPVC double glazed window, TV Aerial connection, picture rail, artexed ceiling, ceiling light point.

BATHROOM/WC Fully tiled walls, white suite comprising modern panelled bath with mixer taps and shower attachment, shower valve and spray (NT), shower rail and curtain, vanity wash hand basin with mixer taps, low level WC, ladder style heated towel rail (NT), ceramic tiled flooring, flat plastered ceiling with inset spot lighting, frosted UPVC double glazed side aspect windows.

OUTSIDE

The **FRONT GARDEN** is conveyed with the flat and is basically laid to a hardstanding which provides off road parking.

Blackstone have not seen a copy of the Lease but have been informed by the vendor that the following details apply:-

TENURE Leasehold - 999 Years from 1975 so Approx 950 Years Remaining.
MAINTENANCE Shared 50:50 on an 'as and when' basis.
GROUND RENT £10 pa **PROPERTY TAX BAND** A

Prospective purchasers are advised to instruct their solicitors to confirm all lease details and charges.

SERVICES/UTILITIES AND MATERIAL INFORMATION:

Mains Gas:	Yes	Mains Electric:	Yes	Mains Water:	Yes
Mains Sewerage:	Yes	Broadband:	Yes	Broadband Speed: Max 1000 mbps	
Solar Panels:	No	Solar Type/Ownership:		N/A	
Asbestos Risk:	Low	Poss Location:		N/A	
Flood Risk Area:	Low	Flood last 5 yrs/How:		No	
Mobile Signal:	Good	Parking: Off Road Parking			
Construction:	Standard				
Community/Service Charge:	Vendor unaware of any				
Restrictions or Easements:	Vendor unaware of any				
Other Important Information : None					
Chain/Timescale:	No Forward Chain				

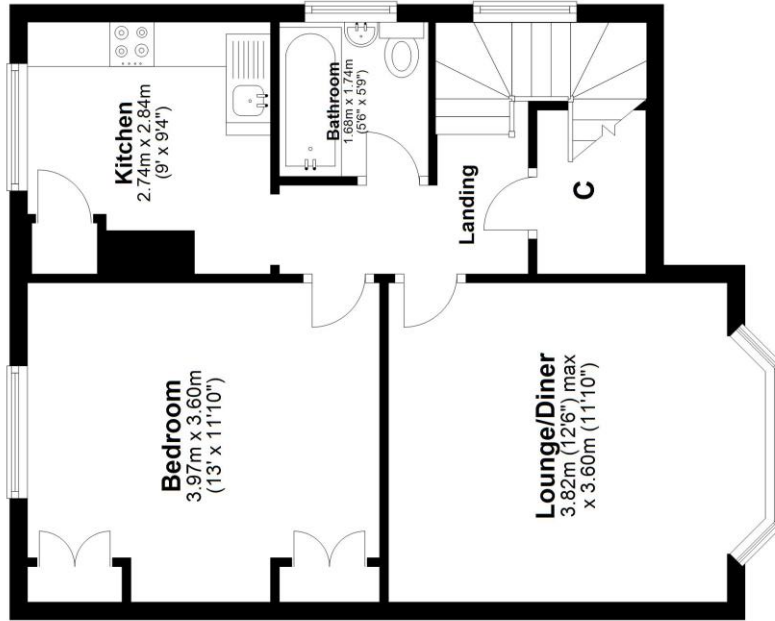
The above Services together with associated equipment and fitted appliances (if included) have not been tested by Blackstone Estate Agents and are subject to each of the Authorities own Regulations. Blackstone have inspected the property solely for the purpose of preparing the property particulars and have not carried out any survey. We have looked into the material information above but cannot confirm total accuracy so any interested party is highly recommended to carry out their own investigations or survey to satisfy themselves on any matters that are specifically important to them.

DIRECTIONS From the Centre of Kinson proceed along the main Wimborne Road in an Easterly direction towards the Northbourne Roundabout and take the 3rd exit (right) into Whitelegg Way. At the next Roundabout go straight over (1st exit) into Wimborne Road and across the 1st set of traffic lights - this then becomes Castle Lane West and the flat is along on the left hand side.



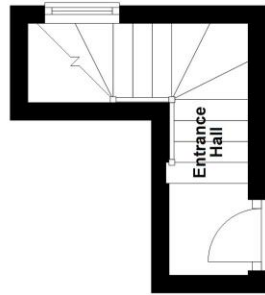
First Floor

Approx. 49.3 sq. metres (530.2 sq. feet)



Ground Floor

Approx. 1.7 sq. metres (18.2 sq. feet)



Total area: approx. 50.9 sq. metres (548.4 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error, omission or misstatement. 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.

Plan produced using PlanUp.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	66	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

The Consumer Protection from Unfair Trading Regulation 2008.

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions, construction or fitness for purpose. A property survey is highly recommended. No apparatus, equipment, services, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an accompanied appointment to view before travelling to see a property.

The Data Protection Act 1998. Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, the team Association Consortium Company of which it is a member and team Association Limited for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy (copies available on request) but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.

Measured by Blackstone Estate Agents : IMG/PJM 13/04/2024

Viewing of this property is Highly Recommended but is Strictly by Appointment via Blackstone Estate Agents.

To avoid a possible disappointment please Call Blackstone Estate Agents on 01202 582222 without delay to arrange a convenient appointment time to view.

OPEN 7 DAYS A WEEK

MONDAY TO FRIDAY 9.00 AM - 6.00 PM

SATURDAY 9.00 AM - 5.00 PM

SUNDAY 9.00 AM 2.00PM

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