



**Flat 7, Summerhayes, 1700 Wimborne Road,
Bournemouth, Dorset, BH11 9GF**

Asking Price £200,000 Leasehold

**A Modern Purpose Built First Floor Flat in First Class
Order Throughout and Offered with No Forward Chain**

1440B Wimborne Road, Kinson
Bournemouth, Dorset BH10 7AS

Tel: 01202 582222

www.blackstoneestateagents.com
sales@blackstoneestateagents.com



- Entrance Hall
- Open Plan Living
- Lounge/Dining Room/Kitchen
 - 1 Bedroom
 - Bathroom/W.C

Purpose Built UPVC Double Glazing
 Gas Central Heating (NT)
 Remainder of NHBC Certificate
 Luxury Fitted Kitchen Luxury Bathroom
 Good Sized Double Bedroom
 Porta-Phone Entry System Open Plan Living
 No Forward Chain Sole Agents
 Viewing Advised

The accommodation with approximate room measurement comprises:

COMMUNAL ENTRANCE HALL Entered via a hardwood door with porta-phone entry system and hallways and stairs to all flats. Door leading to Flat 7.

ENTRANCE HALL L Shaped, flat plaster ceiling with inset spot lighting, porta-phone entry system, central heating radiator, power points, smoke detector, central heating thermostat/programmer, large built in storage cupboard with electric trip fuses, and power and light, ,

OPEN PLAN LOUNGE/DINING ROOM/KITCHEN 24'6 x 12'4

KITCHEN AREA Fitted with a range modern luxury fitted Kitchen units with contrasting worktop surfaces and inset stainless steel sink unit with swan neck mixer taps, integrated fridge and freezer, integrated dishwasher, integrated washing machine, inset 4 burner gas hob (NT), built in stainless steel fan assisted electric oven under and extractor hood over, wood effect laminate flooring, flat plaster ceiling, inset spot lighting.

LIVING AREA Carpeted, 2 central heating radiators, power points, TV aerial connection, points, UPVC double glazed windows to front aspect with UPVC single casement door leading to front facing balcony.

BALCONY Overlooking front with wrought iron balustrade and communicating single casement door to Bedroom.

BEDROOM 1 11'6 x 9'10 UPVC double glazed window to front aspect with single casement door to Balcony, central heating radiator, power points, TV aerial connection, flat plaster with inset spot lighting.

BATHROOM/WC Luxury bathroom with part tiled walls, white suite comprising modern panelled bath with mixer taps and fitted shower with shower valve and spray, glazed shower screen, vanity wash hand basin with mixer taps and cosmetics storage drawers under, low level WC, wood effect laminate flooring, chrome centrally heated ladder towel rail, flat plaster ceiling with recessed spot lighting, extractor fan.

OUTSIDE

The Gardens are communal and laid to lawn with well stocked flower and shrub borders. There is a residents parking area which is on a first come first served basis as there are 6 parking spaces for 7 flats.

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 25 March 2021. Flat 7 also has a Share of the Freehold.
MAINTENANCE Currently £1218.00 PA. No Ground Rent.
PROPERTY TAX BAND A

Prospective Purchasers are advised to instruct their solicitors to check all Lease details and other charges.

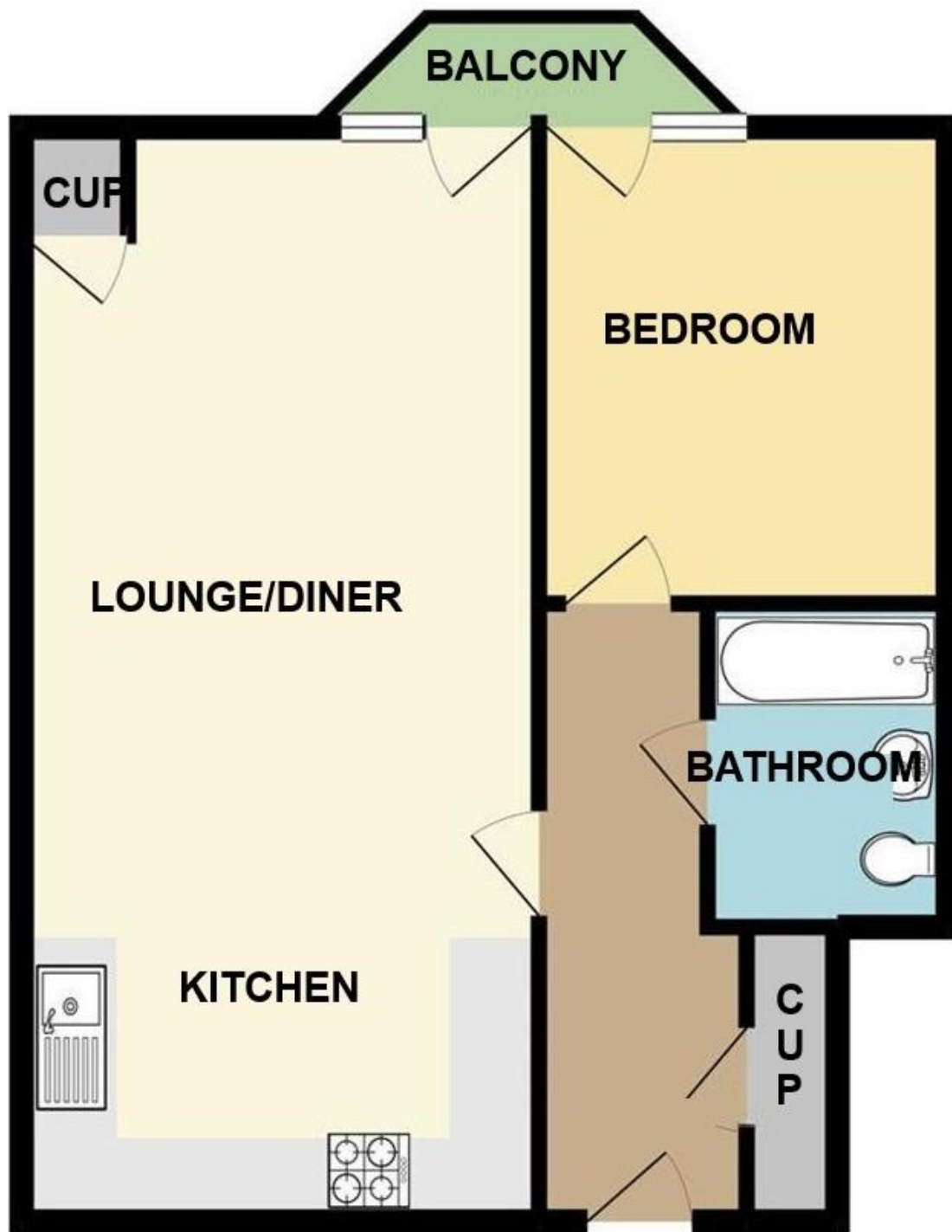
SERVICES/UTILITIES AND MATERIAL INFORMATION:

| | | | | | |
|---|-----|-----------------------|--------|---|-----|
| 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: | No | Poss Location: | | N/A | |
| Flood Risk Area: | No | Flood last 5 yrs/How: | | No | |
| Mobile Signal: | | | Likely | Parking: Residents Parking on First Come Basis. | |
| Construction: Standard Cavity Brick & Slate | | | | | |
| Community/Service Charge: As Above. | | | | | |
| Restrictions or Easements: We are unaware of any | | | | | |
| Other Important Information : | | | | | |
| Chain/Timescale: No Chain. Probate sale (Granted) | | | | | |

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 Wimborne Road in a westerly direction towards Bear Cross number 1700 Wimborne Rd is along on the left hand side just on the corner with Roundhay Road.





Energy Efficiency Rating

| | Current | Potential |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | 83 | 83 |
| (69-80) C | | |
| (55-68) D | | |
| (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/IMG/GRH/GRH/PM/07/08/2024 17:01:03

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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