



**Carlton Road, Bournemouth**



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## SHARE OF FREEHOLD PRICE £245,000

An impressive two double bedroom character apartment located in a convenient location within easy reach of Bournemouth Town Centre and main transport links. The property offers spacious accommodation whilst retaining many original features including high ceilings. The property further benefits from a private garden, parking and garage, a share of freehold and is offered for sale with no forward chain.

On entering the property a welcoming entrance hall leads into a spacious living/dining room with feature bay window. The living room leads into a separate kitchen which provides access onto a private garden.

Both bedrooms are generously sized double rooms and are served by a modern fitted bathroom comprising a WC, wash hand basin and bath with shower over.

Externally the property benefits from a low maintenance private garden with also provides access to a basement offering additional storage. The property is also conveyed with a garage and parking.

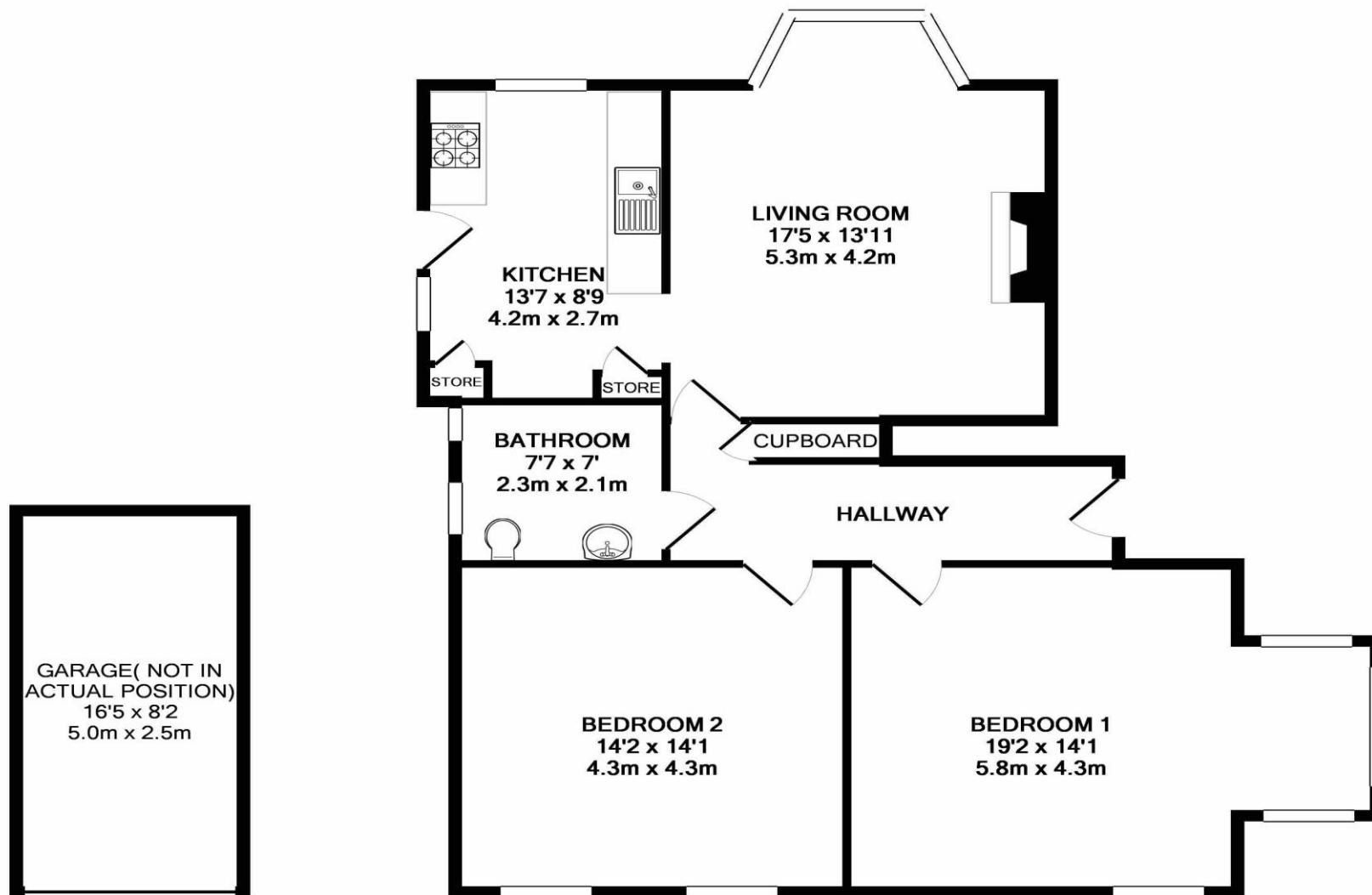
Maintenance charge payable on an as and when basis.

**COUNCIL TAX BAND: A**

**EPC RATING: C**

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. We endeavour to make our sales particulars as accurate as possible. However, their accuracy is not guaranteed and we have not had sight of the title documents. The buyer is advised to obtain verification from their solicitor in respect of the tenure of the property.





TOTAL APPROX. FLOOR AREA 1049 SQ.FT. (97.4 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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