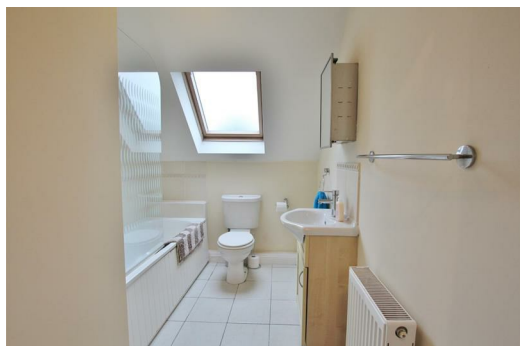




Flat 7, 34 Charminster Road, Bournemouth, Dorset, BH8 8UN

£155,000

An opportunity to acquire a substantial one bedroom top floor apartment located in the heart of Charminster. This property provides the perfect first time buy or buy to let venture.



This top floor purpose built flat has well-proportioned rooms. The flat is elevated from the road offering peace and quiet as well as added security.

The accommodation consists of a lounge with space for four seater dining table and an adjoining separate kitchen with modern fixtures and integrated appliances, including a washing machine, under-counter fridge-freezer, oven and hob. The bedroom is a good size and has ample space for a large bed as well as bedroom furniture. There is also a bright modern bathroom with shower over bath. Added benefit with this apartment is you have the loft space that is a real handy area for storage

The flat is in a convenient location being just a short walk from the local shops in Charminster Road as well as being within less than a mile of Bournemouth town centre and the train station.



| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|---------------------------------|-----------|---|-----------|
| Current | Potential | Current | Potential |
| 76 | 78 | | |
| Energy Efficiency Rating Legend | | Environmental Impact (CO ₂) Rating Legend | |
| A | 92-100 | A | 100-120 |
| B | 81-91 | B | 80-99 |
| C | 69-80 | C | 60-79 |
| D | 55-68 | D | 40-59 |
| E | 49-54 | E | 20-39 |
| F | 39-48 | F | 10-19 |
| G | 1-38 | G | 0-9 |