



6 Cherry Tree Lodge, 289 Castle Lane West, Bournemouth, Dorset, BH8 9TG

Guide Price £189,950

A Modern Two Bedroom First Floor Flat situated in the BH8 area. Ideally located for transport links in and out of Bournemouth via the Wessex Way, all bus routes to Bournemouth Town Centre and within walking distance to Castle Point Shopping Centre.



Entering this flat is done so via an entry phone system to the rear of the property. The communal areas are exceptionally well maintained throughout. The flat is situated on the first floor.

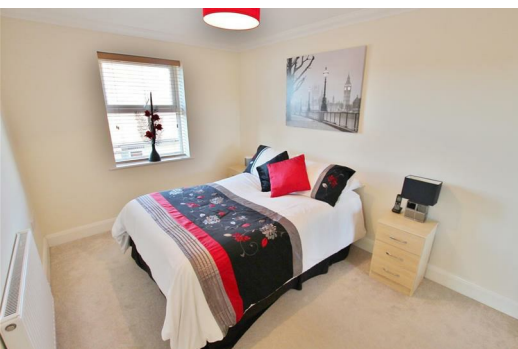
The property itself has new carpets in the hall, lounge and bedrooms. There is a spacious lounge/dining room which benefits from having a bay window that lets in an abundance of light. There is a modern kitchen with matching wall and base units and two good sized double bedrooms. In one of the bedrooms is a newly fitted wardrobe unit ideal for storage and clothes. There is also a modern bathroom which completes the flat.

The flat is 4 years old so still has 121 years left on the lease. There is also approximately 6 years left on the NHBC.

Outside the property comes with an allocated parking space. There is also a well maintained communal garden which is mainly laid to lawn and a bicycle shed.

This property is situated in a fantastic location close to all amenities, schools and transport links. It is within walking distance to Castle Point and all of its shops and superstores. This would be ideal for a First Time Buyer or someone wishing to invest in a Buy-To-Let property.

Ground Rent is £150 per annum
Maintenance is £650 per annum
Lease Length is 121 years left.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Band	Score	Band	Score
A	92-100	A	37-45
B	81-91	B	29-36
C	69-80	C	22-28
D	55-68	D	15-21
E	39-54	E	8-14
F	22-38	F	2-7
G	1-21	G	1

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