



24 St. Albans Crescent

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ESTATE & LETTING AGENTS

Flat 5, 24 St. Albans Crescent, Bournemouth, Dorset, BH8 9EW

This lovely property benefits from a generous living room with an open plan modern kitchen, two double bedrooms, a beautifully tiled bathroom with shower over the bath, storage cupboard, gas central heating, double glazing and off-road allocated parking for one vehicle.

Situated in the sought after BH8/Charminster area, this property is superbly located, just a short walk from the many restaurants of the local town and a stone's throw into central Bournemouth. The close proximity of Bournemouth Railway Station ensures easy access to Southampton and London. With a wide range of sports and health clubs, golf courses and leisure activities nearby, along with top-rated primary and secondary schools, this is a property not to be missed.

The following information has been provided by the vendor. Please rely on the information provided by your legal representative:

Ground rent - £200 per annum

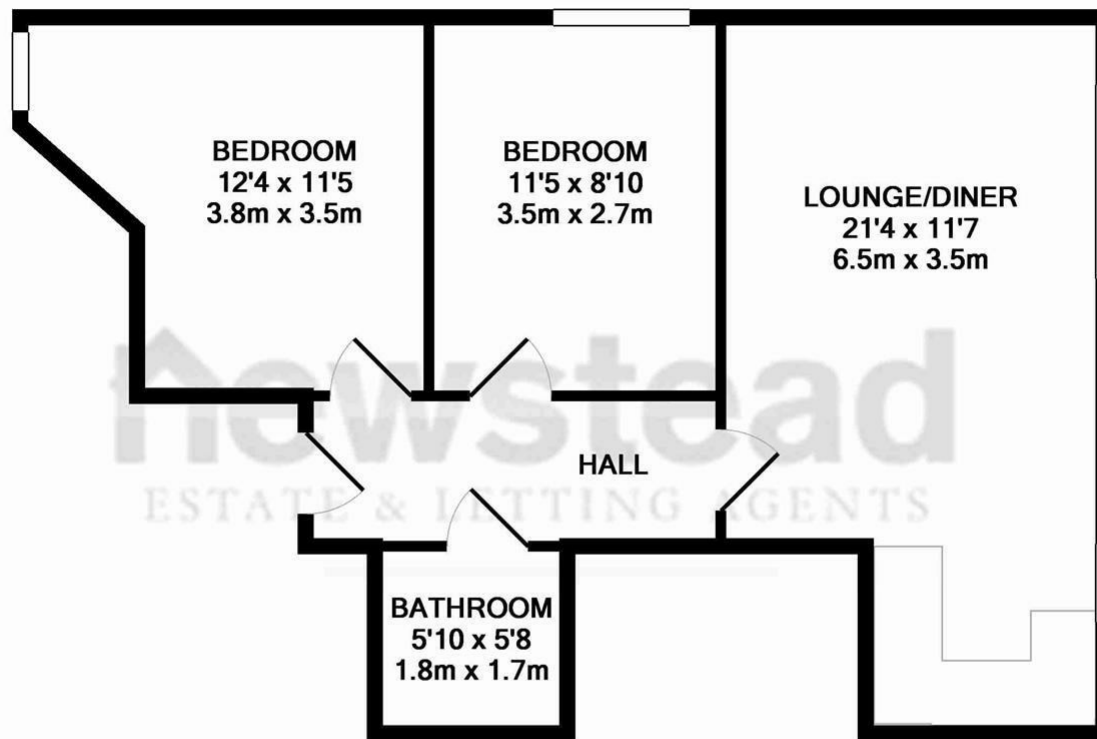
Insurance - £250 per annum

Maintenance fees - £700 per annum

116 years left on the lease





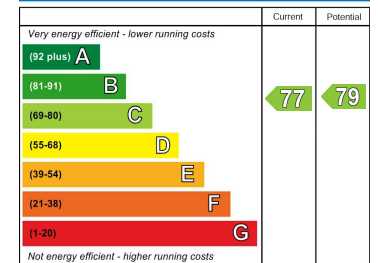


TOTAL APPROX. FLOOR AREA 539 SQ.FT. (50.0 SQ.M.)

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

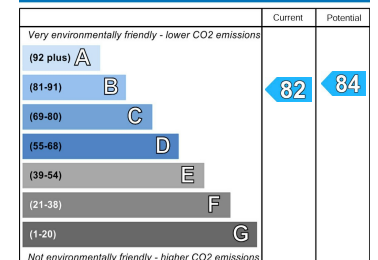
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Energy Efficiency Rating



England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating



England & Wales EU Directive 2002/91/EC

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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