



**Flat 4, Brooklyn Court 15 Portchester Road, Charminster, Bournemouth,
Dorset, BH8 8JT**

Asking Price £179,950

- MODERN KITCHEN
- GAS CENTRAL HEATING
- NO CHAIN
- MODERN BATHROOM
- ALLOCATED OFF ROAD PARKING
- EPC D

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A 2 BEDROOM FIRST FLOOR CONVERTED FLAT SITUATED IN THE POPULAR CHARMINSTER AREA. LOCAL SHOPS AND AMENITIES CAN BE LOCATED ALONG THE MAIN CHARMINSTER ROAD.



Council Tax Band: C



COMMUNAL ENTRANCE

Stairs to all floors. Flat 4 can be located on the First Floor.

ENTRANCE DOOR

ENTRANCE HALLWAY

Laminated flooring coved ceiling, smoke alarm, entry phone system, radiator. Doors to

LOUNGE

4.27 x 3.91 (14'0" x 12'10")

Window to side aspect, radiator, coved ceiling, power points, t.v.point. Door to

KITCHEN

3.15 x 1.85 (10'4" x 6'1")

Modern comprising of a range of cupboards and drawers with roll edge work surfaces over, fitted gas hob with oven and extractor hood over, integrated fridge/freezer, space for washing machine, single stainless steel sink unit with mixer tap, partly tiled splashback walls, wall mounted gas boiler, window to side aspect, coved ceiling, power points.

BEDROOM ONE

3.81 x 2.9 (12'6" x 9'6")

Window to side aspect, power points, coved ceiling, radiator.

BEDROOM TWO

2.74 x 2.18 (9'0" x 7'2")

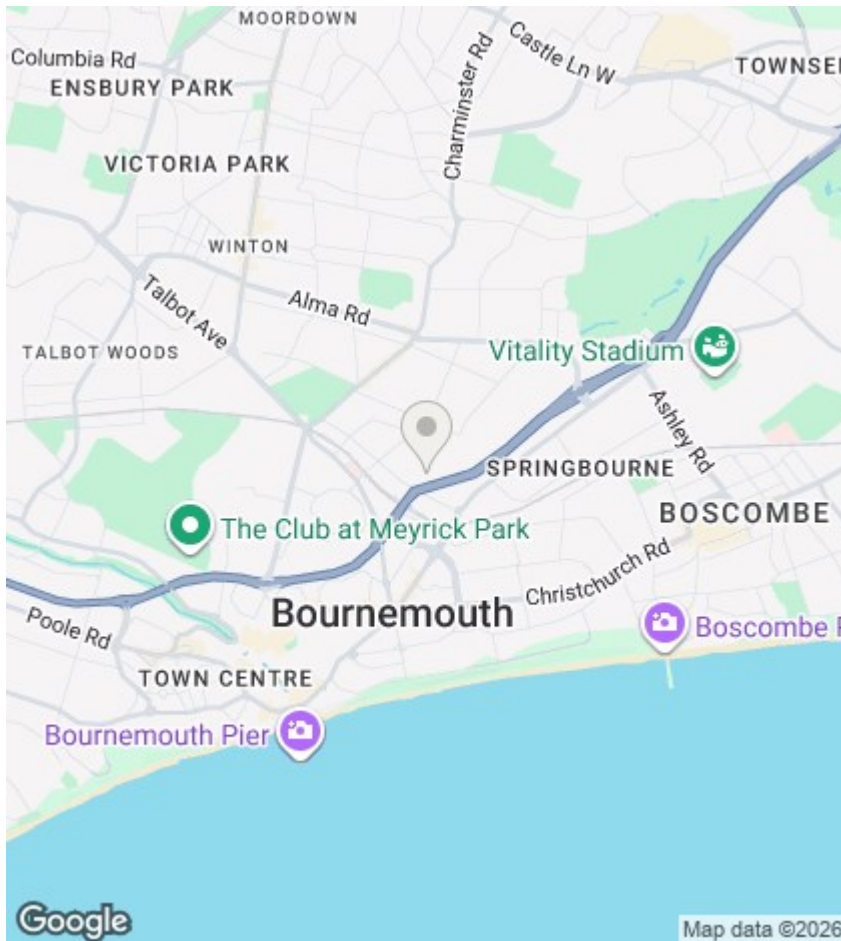
Window to side aspect, power points, coved ceiling, radiator.

BATHROOM

Modern comprising of a panelled bath with shower attachment, close coupled w.c. pedestal wash hand basin, partly tiled splashback walls, tiled floor, heated towel rail, coved ceiling, extractor fan.

OUTSIDE

Off road parking for one car



Directions

Viewings

Viewings by arrangement only. Call 01202 777704 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	78
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

