

Flat 3, 9 Elmes Road, Moordown, Bournemouth, Dorset, BH9 2SX

**Asking Price £175,000**

- One Double Bedroom
- Private Entrance
- UPVC Double Glazing
- Garage In Block
- Close To Amenities & Bus Routes
- Spacious First Floor Flat
- Share Of Freehold
- Gas Central Heating
- Off Road Parking
- No Forward Chain

# 9 Elmes Road, Bournemouth BH9 2SX

SHARE OF FREEHOLD / IDEAL FIRST TIME BUY / SPACIOUS ONE DOUBLE BEDROOM FIRST FLOOR FLAT / GARAGE IN BLOCK >>> Greys Estate Agents are delighted to present for sale this spacious one bedroom first floor flat situated in the popular location of Moordown in Bournemouth. The property comprises: Private entrance, one double bedroom, lounge / dining room, separate kitchen and a modern bathroom. Further benefits include a garage in a block, parking area to the rear of the property, UPVC double glazing and gas central heating.



Council Tax Band: B



IDEAL FIRST TIME BUY / SPACIOUS ONE DOUBLE  
BEDROOM FIRST FLOOR FLAT / SHARE OF FREEHOLD /  
GARAGE IN A BLOCK >>> Greys Estate Agents are  
delighted to present for sale this spacious one bedroom  
first floor flat situated in the popular location of  
Moordown in Bournemouth. The property comprises:  
Private entrance, one double bedroom, lounge / dining  
room, separate kitchen and a modern bathroom.  
Further benefits include a garage in a block, parking  
area to the rear of the property, UPVC double glazing  
and gas central heating.

#### **KITCHEN**

6'9" x 9'4" (2.05 x 2.85)

#### **LOUNGE/DINER**

9'10" x 19'6" (3.00 x 5.95)

#### **BEDROOM**

9'10" x 13'1" (3.00 x 4.00)

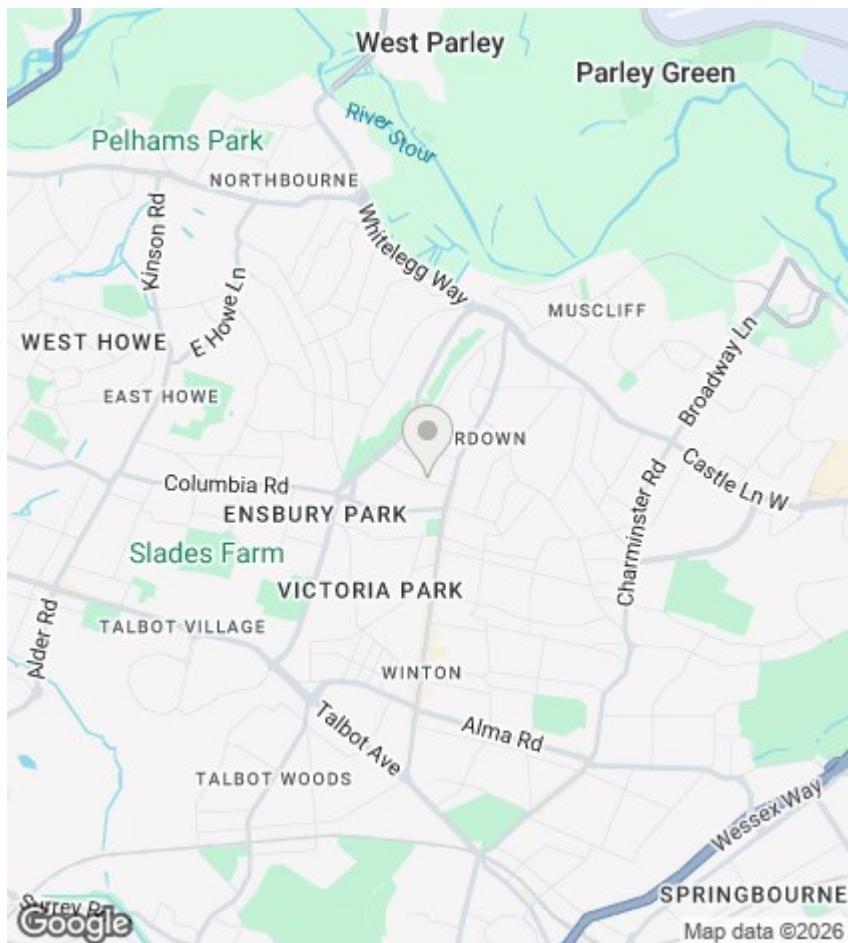
#### **BATHROOM**

5'11" x 6'7" (1.80 x 2.00)

#### **TENURE - SHARE OF FREEHOLD**

New 999 year lease with maintenance on an as of when  
basis.





## Agents Note

Whilst every attempt has been made to ensure the accuracy of details and measurements contained in these particulars, they are not to be relied upon especially when potential cost could be incurred. No appliances have been tested so the agent cannot verify that they are in working order. The agent has not seen any legal documentation to verify the legal status of the property. This must be verified by your chosen solicitor.

## Viewings

Viewings by arrangement only. Call 01202 749390 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	60	
(39-54) E		61
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

