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Dorset Estate Agency



9 Bascott Close

Bournemouth BH11 8RL

**Offers in Excess of
£210,000**

- Ground Floor Garden Apartment
- Quiet Cul-De-Sac Location
- Private Entrance
- Two Double Bedrooms
- Private Rear Garden
- Garage

Location

The property is situated in a quiet cul-de-sac in Wallisdown, within easy access to both Bournemouth and Poole and has main bus routes on the doorstep. A short drive away is Turbary Park, Fernheath playing fields and Castlepoint Shopping Centre with its array of retail stores, supermarkets and restaurants. The Wessex Way (A338) is also easily accessible for routes in and out of Bournemouth.

Description

This beautifully presented ground floor garden apartment is situated in a quiet cul-de-sac in Wallisdown and would make an ideal first time buy or buy to let opportunity. The apartment comprises of its own private entrance hallway with storage cupboards, spacious lounge/diner, two double bedrooms with bedroom one benefitting from a built in wardrobe, a fully fitted modern kitchen with floor and wall mounted storage units, integrated double oven, electric hob, dishwasher, space for other white goods and a luxury, fully tiled family bathroom. Outside offers a stunning low maintenance rear garden with artificial lawn, decking area, storage shed, private driveway to the front and a garage with electricity. An internal viewing is highly recommended.

Hall

Lounge/Diner 15' 2" x 10' 3" (4.62m x 3.12m)

Kitchen 12' 1" x 8' 0" (3.68m x 2.44m)

Bedroom 1 10' 8" x 10' 1" (3.25m x 3.07m)

Bedroom 2 9' 2" x 8' 2" (2.79m x 2.49m)

Bathroom 5' 6" x 4' 11" (1.68m x 1.50m)

WC

Garage

Outside

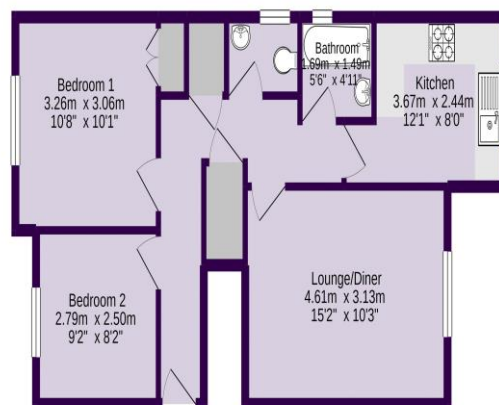
Outside offers a stunning low maintenance rear garden with artificial lawn, decking area, storage shed, private driveway to the front and a garage with electricity.

Tenure

160 Year Lease, Maintenance charges are 50/50 on an as & when basis, Ground Rent £25 per annum (all advised by current owner)

IMPORTANT NOTE

These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of any contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any of the services, appliances, equipment or facilities are in good working order or have been tested. Purchasers should satisfy themselves on such matters prior to purchase



GROUND FLOOR

PARKING:

BASCOTT CLOSE,
BOURNEMOUTH

MEYERS
MOVING BEYOND EXPECTATIONS

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DISCLAIMER: This information has been prepared as a guide only. The Vendor and Estate Agent make no warranties as to its accuracy and all interested parties must rely on their own enquiries.

APPROXIMATE AREAS	
GROUND FLOOR AREA	605 SQ/FT
FIRST FLOOR AREA	50 SQ/FT
TOTAL FLOOR AREA	605 SQ/FT
COUNCIL TAX	
EPC RATING	
APPROXIMATE UTILITY COSTS	

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