

Harewood Avenue, Bournemouth, £325,000

Substantial 2 double bedroom character converted apartment



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- Substantial 2 double bedroom character converted apartment
- Substantial living/dining room and principle bedroom
- Well proportioned modern kitchen with space and plumbing for appliances
- Modern bathroom with shower and bath
- Wonderful 1930s original timber panelled staircase
- Feature stained glass window to landing
- Private rear garden with shed and summer house
- Private access to apartment from rear and front entrances
- Garage and parking space in front
- Sought after location for transport, amenities and school catchment of Avonbourne Academies and Avonwood primary school.

Inside Areas

Character conversion split from a house in 1960. The property is presented in excellent order and boasts the original 1930s timber panelled staircase. The living / dining room and main bedroom are voluminous and bedroom 2 is also a double. Contemporary bath/shower room and separate wc. Wonderful landing with original stained glass obscured and leaded feature window. Modern kitchen with space and plumbing for appliances and 2 windows.

Outside Areas

Garage to the rear with parking space in front. Direct garden access from driveway. Garden is mainly laid to lawn with mature shrubbery, garden shed and summer house. Private access and entrance to the apartment and pathway to Harewood Avenue.

Location

Moments from AFC Bournemouth Vitality Stadium, Littledown Leisure Complex and Kings Park. Highly sought after school catchment for Avonbourne Academies and Avonwood primary school. Excellent location for major transport links including the A338 Wessex Way.

Tenure & Service Charges

Tenure: Leasehold - 999 years from 1960.

Maintenance is split 50/50 with the ground floor flat on an as and when basis. No ground rent.

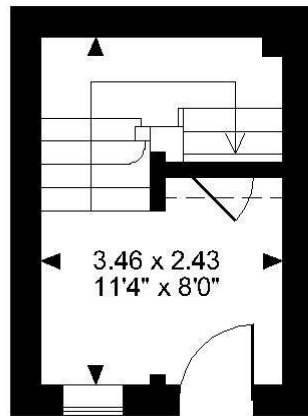
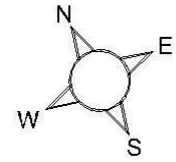
Council Tax

BCP Council Tax Band C.

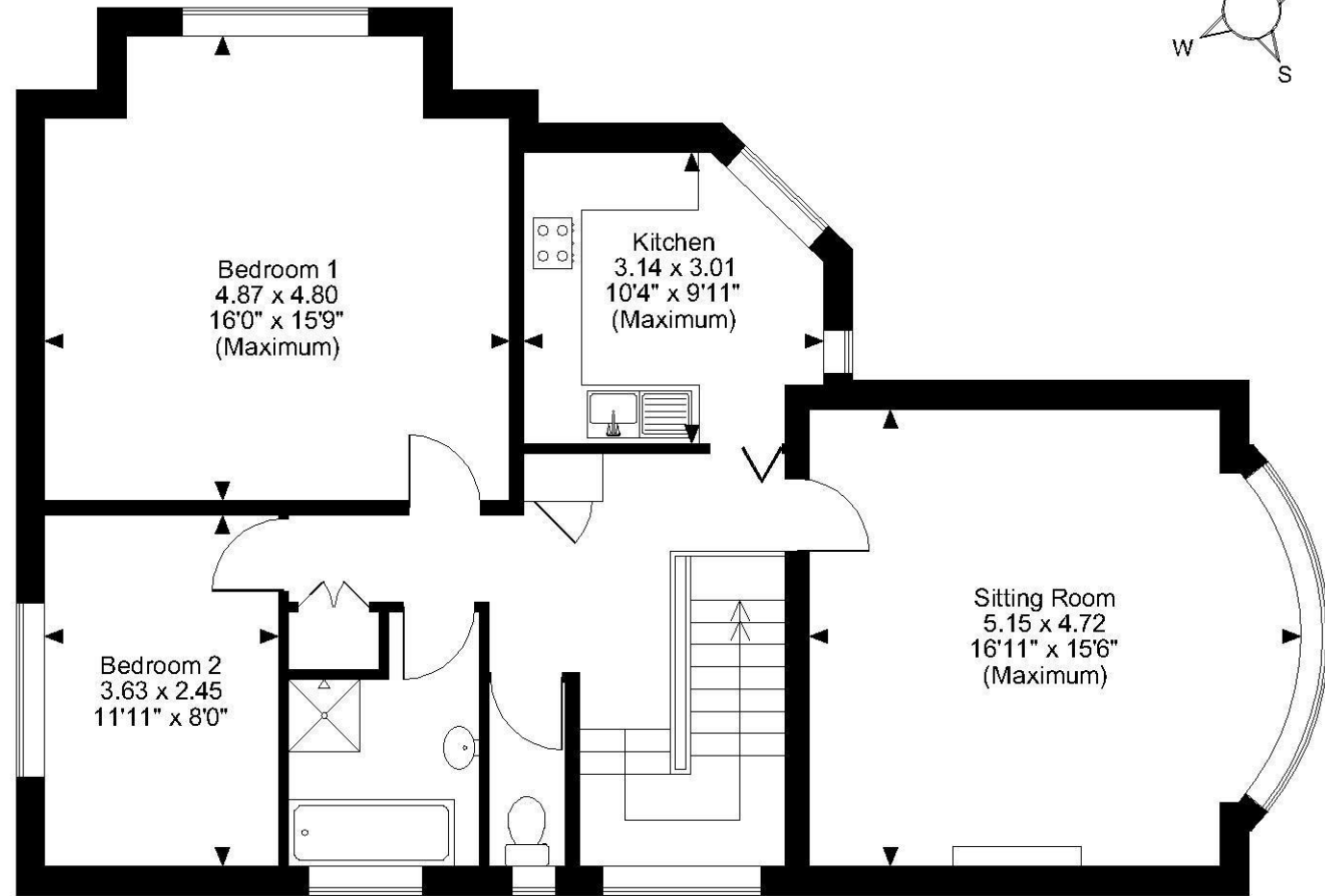
Energy Performance Certificate

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		72	74
EU Directive 2002/91/EC			

Harewood Avenue, Bournemouth, Dorset
Approximate Gross Internal Area
997 Sq Ft/93 Sq M



Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□□□□ Denotes restricted head height

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