









Ensbury Avenue  
Bournemouth  
BH10 4HF

FEATURES:

- WELL PRESENTED FIRST FLOOR APARTMENT IN A CHARACTER HOUSE
- SPACIOUS, LIGHT AND AIRY LOUNGE
- MODERN FITTED KITCHEN WITH INTEGRATED APPLIANCES
- TWO GOOD SIZED DOUBLE BEDROOMS
- FAMILY BATHROOM
- GOOD SIZED REAR GARDEN WITH DECKED AREA
- OFF ROAD PARKING
- SHARE OF FREEHOLD
- NO FORWARD CHAIN

ENTRANCE:

Via front entrance door into;

ENTRANCE HALL: Stairs leading to the first floor. Good sized landing with doors leading to all other rooms.

KITCHEN: 9'10" x 7'0" (3.00m x 2.13m)

Modern fitted kitchen with matching base and eye level wall units and square-edge work surfaces. Inset single sink unit with stainless steel mixer tap over. Integrated fridge/freezer, washing machine and electric hob with oven below and concealed cooker hood over. uPVC double glazed window to the rear aspect.

LOUNGE: 11'11" x 11'11" (3.63m x 3.63m)

Spacious lounge/diner with feature fireplace and uPVC double glazed windows to the front aspect.

BEDROOM ONE: 13'0" x 10'2" (3.96m x 3.10m)

Large double bedroom with uPVC double glazed window to the rear aspect.

BEDROOM TWO: 12'5" x 8'11" (3.78m x 2.72m)

Double bedroom with built-in wardrobe and uPVC double glazed window to the front aspect.

BATHROOM: 8'0" x 4'9" (2.44m x 1.45m)

Modern tiled bathroom with low level WC, wall mounted heated towel rail, pedestal hand wash basin and panelled bathtub with electric shower unit over. uPVC double glazed obscure window to the rear aspect.

OUTSIDE:

The first floor apartment benefits having its own garden which is mostly laid to lawn with decked area and timber shed. There is also an off road parking space allocated.

OTHER INFORMATION:

Council Tax Band: A

Share of Freehold

Maintenance: 50/50 as and when.



In accordance with the Consumer Protection from Unfair Trading Regulations 2008, these particulars have been produced to give a general guide to the property. They do not constitute an offer or contract in anyway. We have not carried out a survey and fixtures, appliances and fittings have not been tested. All measurements are provided as a guide. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars, they may however be available by separate negotiation.





1ST FLOOR  
APPROX. FLOOR  
AREA 22 SQ.FT.  
(2.0 SQ.M.)

GROUND FLOOR  
APPROX. FLOOR  
AREA 590 SQ.FT.  
(54.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 612 SQ.FT. (56.8 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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