



FLAT 3, 91 PROVENCE DRIVE, BEARWOOD, BOURNEMOUTH, DORSET, BH11 9FE **£200,000 LEASEHOLD**

A well-presented two-bedroom first-floor apartment located on the Canford Sang development. The accommodation features an open-plan kitchen/dining/living room with French doors to a Juliette balcony, two double bedrooms — the principal with fitted wardrobes — a family bathroom, and a private entrance hallway. Allocated off-street parking is provided to the rear. The property is offered for sale under the BCP Council Discounted Market Scheme at 77% of open market value available to First Time Buyers only. Further eligibility criteria may apply and are available on request.



DESCRIPTION:

The property occupies the first floor of an apartment block with sash-style double glazing and a pitched slate-effect roof. The building is accessed via a secure communal entrance with intercom.

The open-plan kitchen/dining/living room forms the heart of the apartment and runs the full width of the property. The kitchen section is fitted with a range of white gloss-fronted units to both base and eye level, with grey composite worktops and tiled splashback. Integrated appliances include a gas hob with stainless steel canopy extractor, electric oven, with space for a dishwasher and space for a fridge-freezer. The living area extends to French doors overlooking the grounds beyond, fitted with a Juliette balcony with space for a table and chairs.

The principal bedroom is a comfortable double overlooking the development, fitted with a built-in double wardrobe and the second bedroom, currently arranged as a nursery, but is still a good sized double. The family bathroom comprises a panelled bath with shower over and glazed screen, a pedestal washbasin with under sink vanity unit, a close-coupled WC, and a heated towel rail. The floor is laid in herringbone-effect tiles and the walls are part-tiled in grey stone-effect ceramic.



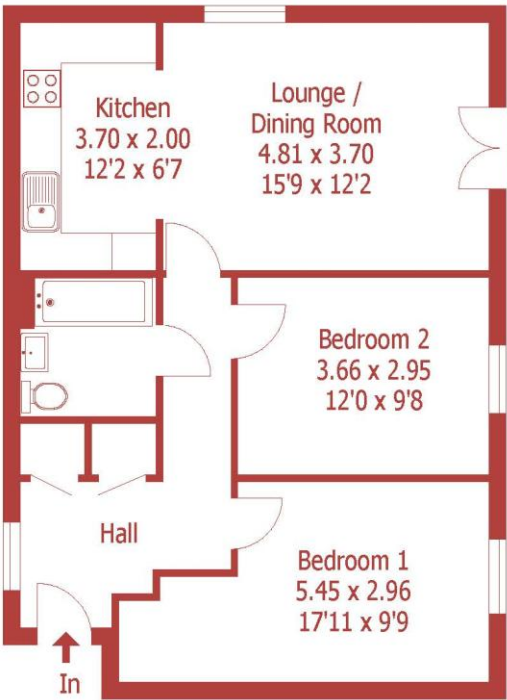


Externally, the property benefits from off street parking in the private residents' car park to the rear.

Tenure: Leasehold — 999 years from 1 January 2019 (approximately 993 years remaining). Service charge: £1334.71, to be reviewed in June 2027, payable to ERM C Estates; this includes the estate charge for Canford Sang. No ground rent is currently being demanded. **Council Tax** - B

Flat 3, 91 Provence Drive, Bearwood

Approximate Gross Internal Area :- 67 sq mt / 721 sq ft



For identification purposes only, not to scale, do not scale
Created using existing drawings and dimensions.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

DISCLAIMER: Christopher Batten wishes to inform prospective buyers that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of issue but they don't form part of an offer or contract. No employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.