



FLAT 6, 33 BEAUMARIS ROAD, BEARWOOD, BOURNEMOUTH, DORSET, BH11 9FY
£195,000 LEASEHOLD

FIRST TIME BUYERS ONLY: A BEAUTIFULLY PRESENTED PURPOSE-BUILT 2 BEDROOM SECOND FLOOR FLAT WITH AN ALLOCATED PARKING SPACE, BUILT IN 2021 AND BEING SOLD WITH THE REMAINDER OF ITS 10-YEAR BUILDING WARRANTY.

AT A GLANCE

SUMMARY:

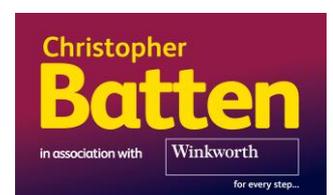
This stylish, contemporary apartment is in a block of 6, standing in communal grounds, and benefitting from a security entryphone system. The flat enjoys an elevated position with open views, and has gas central heating and UPVC double glazing.

The property is available to first time buyers only as it forms part of a Bournemouth Christchurch and Poole discount marketing scheme, where the purchase price represents 77% of the open market value. <https://www.gov.uk/first-homes-scheme>

This is an excellent opportunity to get onto the property ladder in a good quality complex built to a high standard of specification.

- Available to first time buyers only
- Being sold at 77% of market share
- 2 double bedrooms
- Living area features French doors to a Juliet balcony, and open views
- Allocated parking space

Wimborne | 01202 841171 | properties@christopherbatten.com





DESCRIPTION:

This stylish, contemporary apartment is in a block of 6, standing in communal grounds, and benefitting from a security entryphone system. The flat enjoys an elevated position with open views, and has gas central heating and UPVC double glazing.

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There is an entrance portico over the communal door and entryphone pad. From the communal hall, stairs lead to the first and second floors.

Flat 6 has an L-shaped reception hall with a laundry cupboard (with space and plumbing for washing machine), and laminate flooring which extends through to the contemporary style open plan living room/kitchen.



The attractive, dual aspect living area features French doors to a Juliet balcony, and open views.

The kitchen has a range of units and worktops, integrated appliances (fridge-freezer, dishwasher, Zanussi 4-burner gas hob, extractor and electric oven), and a cupboard containing an Ideal gas central heating boiler.

Bedroom 1 enjoys a dual aspect, with windows to both front and rear, and a dressing area. Bedroom 2 is a spacious double room, and the bathroom comprises bath (with shower and screen over), wash basin, WC and towel radiator.

The block of flats stands in a prime corner position and has allocated parking bays and communal gardens. A drive to the side of the building leads through to a further parking area where there is a secure timber bike shed.

Lease: 999 years from 01.01.2019. Maintenance: £1500 per annum, including Buildings Insurance, garden and building maintenance, and a contribution towards the maintenance of the landscaped communal areas on the development.

LOCATION:

Bearwood offers local shops, a Co-op supermarket, a primary school/nursery, a doctors' surgery and local bus services. The coastal towns of Poole and Bournemouth, both of which offer mainline rail links to London Waterloo, are easily accessible, as is the market town of Wimborne Minster.

COUNCIL TAX:

Band B

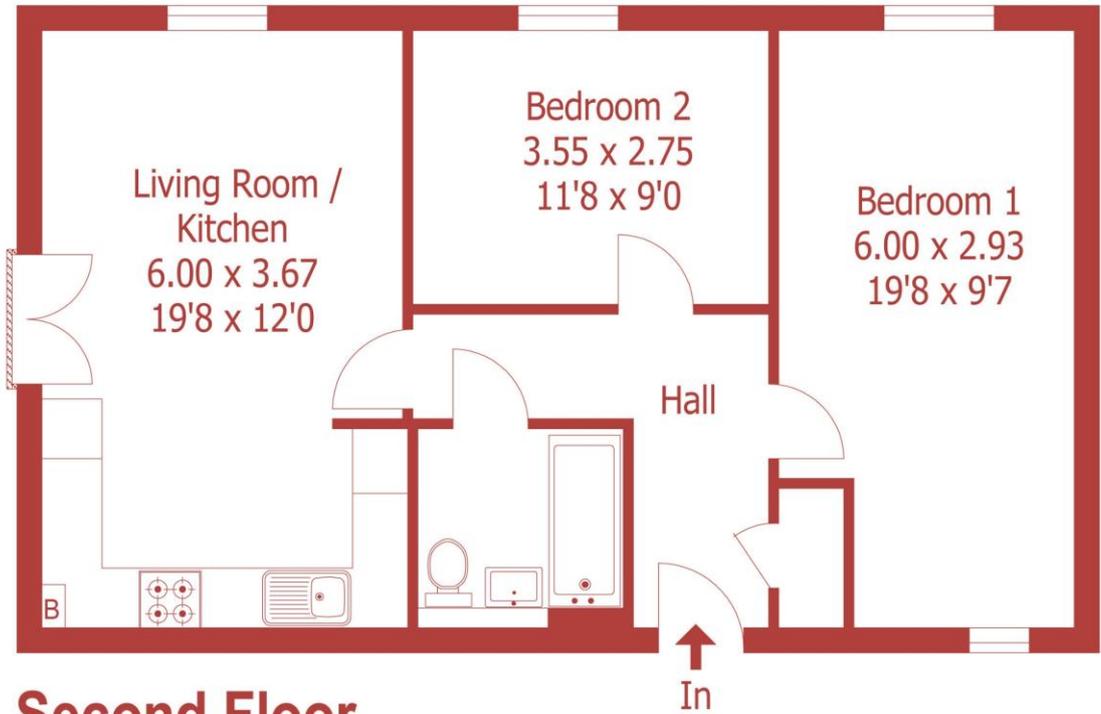
DIRECTIONS:

From the Bear Cross roundabout, proceed along Magna Road through Bearwood. Turn left into Provence Drive. At the far end, turn left into Beaumaris Road.





Approximate Gross Internal Area :- 62 sq mt / 669 sq ft



Second Floor

For identification purposes only, not to scale, do not scale



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 | 83 B | 83 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.

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