

**ATHERTONS**  
ESTATE & LETTING AGENTS

EST. 1985

**Top Flat, 131 Ensbury Park Road, Bournemouth**

Bournemouth

Guide Price **£190,000**

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## Top Flat

131 Ensbury Park Road, Bournemouth

Introducing this TWO bedroom apartment, being offered with a NEW LEASE OF 999 YEARS upon completion. Further benefits include: off road PARKING for two vehicles, PRIVATE entrance and an open planned kitchen/lounge area. A viewing is highly advised to see what is on offer.

Council Tax band: TBD

Tenure: Leasehold

EPC Energy Efficiency Rating: C

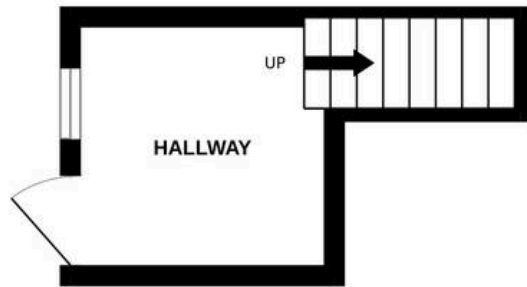
EPC Environmental Impact Rating: C

- New Lease of 999 Years Upon Completion
- Off Road Parking
- Private Entrance
- Two Bedrooms
- Ideal First Home
- Popular BH9 Location

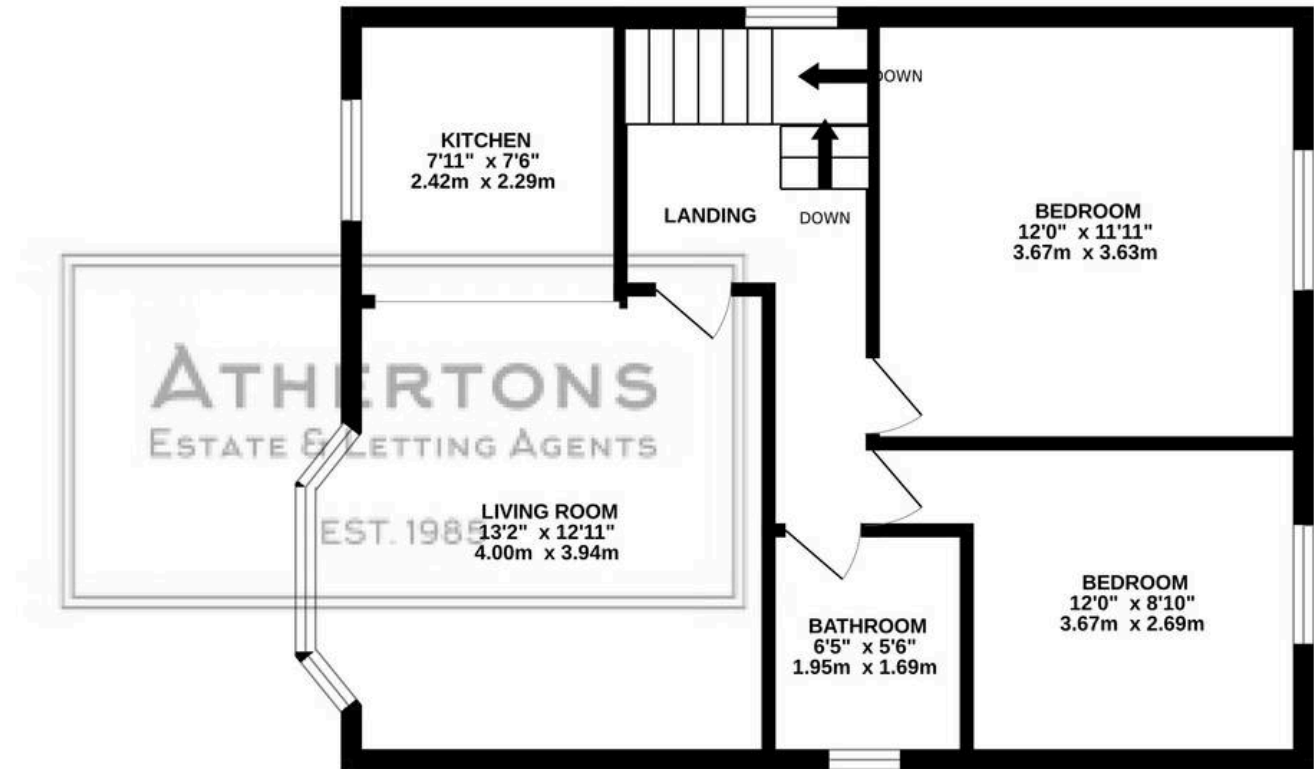




GROUND FLOOR  
67 sq.ft. (6.2 sq.m.) approx.



1ST FLOOR  
560 sq.ft. (52.0 sq.m.) approx.



TOTAL FLOOR AREA : 627 sq.ft. (58.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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## Athertons Estate & Letting Agents

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