

85 ST. MICHAELS ROAD BOURNEMOUTH



£285,000
SHARE OF FREEHOLD

paulwatts

85 ST. MICHAELS ROAD



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		86
(69-80) C	68	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

- Opportunity to buy a house 5 mins from clifftop
- 2 bedroom MEWS HOUSE in quiet gated cul-de-sac
- Very WELL PRESENTED and practical home
- LARGE LOUNGE/DINING ROOM
- Main bedroom with en suite and walk-in wardrobe

GREAT OPPORTUNITY to buy a mews house 5 mins walk from the clifftop. In a quiet gated cul-de-sac, its in such a CONVENIENT LOCATION. Larger than you might expect, with good size lounge/dining room. SMALL COURTYARD GARDEN. GARAGE. Share of Freehold

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What a SURPRISING PROPERTY! A lovely TWO BEDROOM MEWS HOUSE in a private cul-de-sac just 5 minutes walk from the clifftop West Cliff Mews is set back from the road and is a quiet backwater, yet so close to all the amenities and attractions of Bournemouth town centre and beach

The small and attractive gated development was constructed in the 1980s, comprising a mix of flats and mews houses. No 8 has a garage (and there is also visitor parking with permit) so you can safely leave the car at home when heading to the beach

The lounge is a really good size, with doors out to the garden and also a door through to the kitchen. The room is most definitely large enough for both dining table and lounge seating, and a staircase leads up to the first floor

A galley style kitchen is fitted with a good range of units, and has integrated Stoves 4-ring gas hob and electric oven. There is space for an upright fridge/freezer and washer/dryer. Here again, there is a door out to the garden, so convenient for meals outside.

Ground floor accommodation is completed by the entrance hall, with a useful large storage cupboard

The larger bedroom features a WALK-IN WARDROBE and EN SUITE SHOWER ROOM with a modern white suite, and there is a further double bedroom with built-in wardrobe

For bath lovers, the main bathroom is fitted with a modern white suite, with shower over the bath.

The small WALLED COURTYARD GARDEN is a lovely secluded space, ideal for relaxing and al fresco dining and the communal areas of the cul-de-sac are beautifully planted too

Windows are UPVC double glazed and there is gas fired boiler (in kitchen cupboard) with airing cupboard (on landing)

As previously mentioned, all the facilities of this world renowned resort are a short walk away, including award-winning gardens, restaurants, department stores, etc. Many seasonal events are held in The Square, including the ever popular Christmas Market

The house is held on a 999-year lease from 1985, and comes with a Share of the Freehold too. The annual service charge is currently £700 and no Ground Rent is payable

£285,000

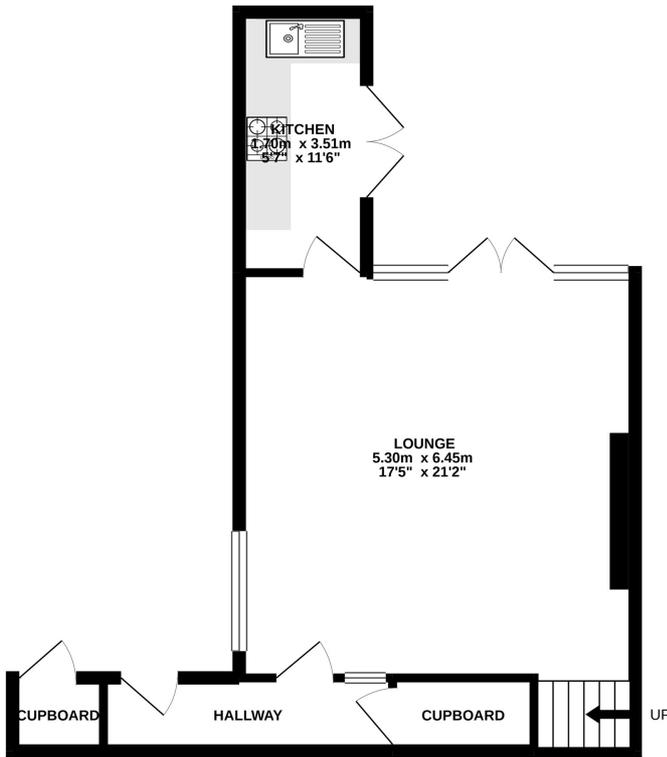
SHARE OF FREEHOLD

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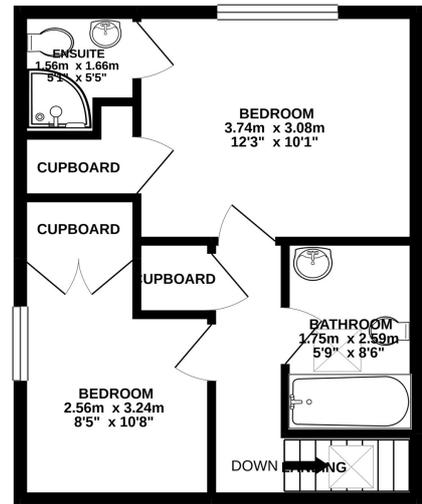
The logo for Paul Watts, featuring the name 'paulwatts' in a bold, lowercase, sans-serif font. The 'paul' is in white and 'watts' is in a bright yellow-green color. The text is set against a solid black rectangular background.

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GROUND FLOOR
42.6 sq.m. (458 sq.ft.) approx.



FIRST FLOOR
34.7 sq.m. (374 sq.ft.) approx.



TOTAL FLOOR AREA : 77.3 sq.m. (832 sq.ft.) 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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