



Hankinson Road

Bournemouth, BH9 1HP

£195,000

- Bright and Spacious Apartment
- Good Size Reception Rooms
- Two Good Size Bedrooms
- Family Bathroom
- Own Private Garden Area
- Off Road Parking
- Popular Location
- Good School Catchments



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A spacious first-floor flat with the proportions of a house, occupying the entire upper floor of an attractive detached building and enjoying its own parking and garden. Set on the corner of Hankinson Road and Brownen Road, this well-proportioned two double bedroom home is ideally placed for the shops and amenities of Charminster, whilst Winton Recreation Ground is virtually on the doorstep.

The property offers generous accommodation throughout, with two genuine double bedrooms, a particularly good-sized sitting room with an angled bay window, separate kitchen and bathroom. The combination of space, private parking and outside space makes this an especially practical home for first-time buyers, professionals or those looking for a well-located Bournemouth property with

something a little different.

A communal entrance serves the two apartments within the building, with No. 104A occupying the entire first floor. The entrance hall leads to a central landing with access to all of the principal rooms.

The sitting room is a particularly good-sized reception room, with an angled bay window to the front providing plenty of natural light and a pleasant sense of space.

The separate kitchen is fitted with a range of white gloss wall and floor units, wood-effect work surfaces, stainless steel sink and drainer, gas hob and electric oven. There is space for additional appliances together with a wall-mounted gas central heating boiler.

Both bedrooms are good-sized double rooms, with the principal bedroom benefiting from another angled bay window. The second bedroom offers useful flexibility as a guest room, home office or

additional living space.

The bathroom is fitted with a bath with wall-mounted shower, vanity wash hand basin and WC.

Outside, there is private off-road parking to the rear, with the space allocated to No. 104A clearly defined. The property also has its own garden area, formerly occupied by a garage and now laid as a vegetable garden and enclosed by timber fencing. Whilst modest in size, it provides useful private outside space and is a welcome addition to the property.

The location is a particular attraction. Winton Recreation Ground is virtually on the doorstep, providing a valuable area of open space with six tennis courts, cycle track, cricket pitch, children's play area, café and bowls facilities. It is a popular local destination for both recreation and leisure.

The shops, cafés, restaurants and everyday amenities of

Charminster Road are also within easy reach, while regular bus services provide connections towards Bournemouth, Winton, Poole and the surrounding areas. The U3 service also links Charminster and Winton with Bournemouth University's Talbot Campus, making the location particularly convenient for students and university staff.

Bournemouth town centre, the railway station and the seafront are all within easy reach, providing access to the wider range of shops, restaurants, entertainment and leisure facilities for which Bournemouth is renowned.

For buyers looking for a spacious two double bedroom flat in Charminster, this is a property that offers considerably more than many conventional apartments, with the entire first floor of a detached building, generous room proportions, private parking and its own garden.

If you are looking for a well-proportioned Bournemouth home in a

convenient Charminster location, an early viewing is highly recommended to appreciate the space and versatility this property has to offer.

LOUNGE

13' 9" x 13' 8" (4.19m x 4.17m)

KITCHEN

8' 9" x 6' 10" (2.67m x 2.08m)

BEDROOM ONE

13' 2 into bay" x 10' 8" (4.01m x 3.25m)

BEDROOM TWO

10' 6" x 9' 6" (3.2m x 2.9m)

BATHROOM

7' 7" x 5' 1" (2.31m x 1.55m)

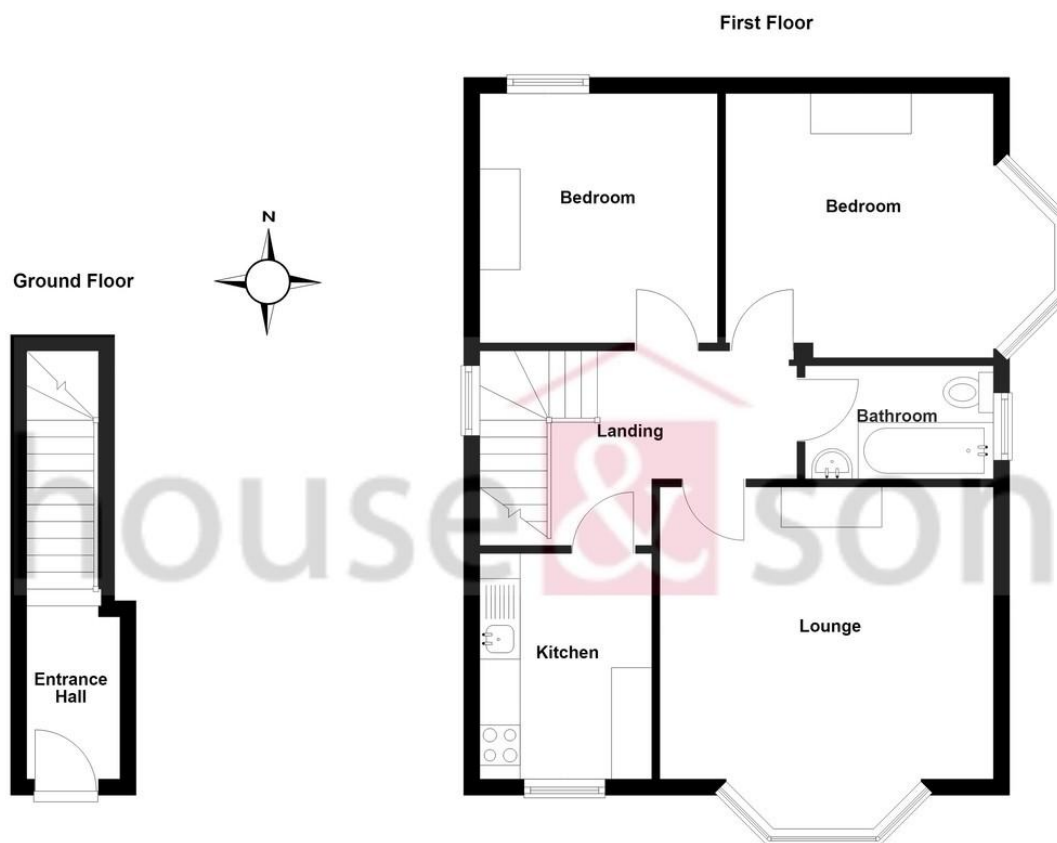
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Total area: approx. 60.3 sq. metres (648.8 sq. feet)

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit www.bournemouthenergy.co.uk (Tel: 01202 556006)
Plan produced using PlanUp.

COUNCIL TAX BAND

Tax band B

TENURE

Leasehold

LOCAL AUTHORITY

Bournemouth, Christchurch and Poole Council

Energy performance certificate (EPC)

104a Hantsdon Road BOURNEMOUTH BH9 1SP	Energy rating D	Valid until 18 August 2016
		Certificate number 9211-3085-4208-40 16-4204

Property type	Top-floor maisonette
Total floor area	55 square metres

OFFICE

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements