

**Character 1-Bedroom Ground Floor Garden Flat in mature road**  
Tenure: Leasehold  
Approx. 452 square meters (452 sq ft)

Flat 3, 65 Ophir Road,  
Bournemouth. BH8 8LT

**Price £199,950**

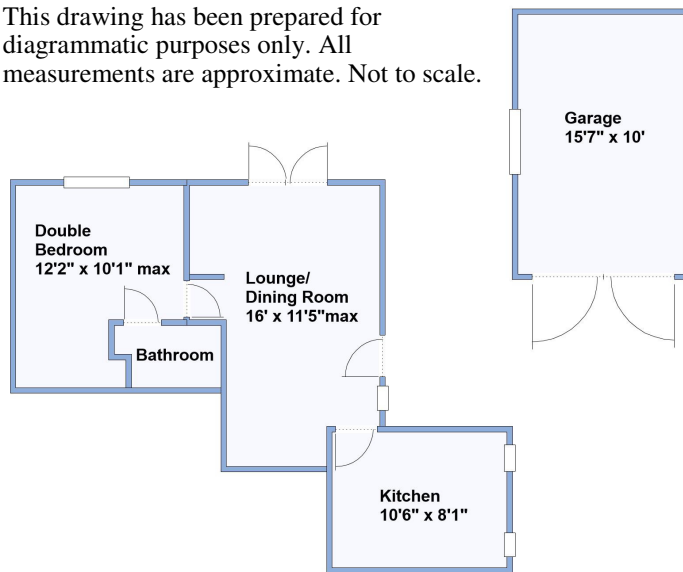
- Ground Floor Garden Flat
- Lounge/Dining Room
- Fitted Kitchen
- Double Bedroom
- Modern Bathroom
- Delightful Private Garden
- Gas Central Heating
- Own Private Entrance
- Driveway & Garage
- Close to Local Amenities
- Short Distance to Town Centre & Coast
- Viewing Recommended!

**Character, Ground Floor Garden Flat with own Private Entrance, Driveway & GARAGE. Extended Lease! Ideal location in mature road of good quality homes situated within easy reach of local amenities, Bournemouth Town Centre & golden sandy beaches. Viewing recommended!**

**Accommodation and approximate room sizes:**

- **Lounge/Dining Room:** A bright room with laminate flooring & double doors to private garden. LED spot lights.
- **Kitchen:** Range of floor and wall cupboards. Built-in oven & hob. Plumbing for washing machine. Stainless steel sink unit. Space for fridge. Wall mounted combination gas boiler. Led spot lights.
- **Double Bedroom:** Large wardrobe recess with fitted clothes rails. PVCu double-glazed window overlooking garden.
- **En-Suite Bathroom:** Panelled bath with separate thermostatic shower valve. Pedestal wash basin & WC. LED spot lights.
- **Gas Central Heating** (system untested)
- **Rear Garden:** Private Garden mainly laid to timber decking & decorative stones. Outside tap.
- **Courtyard Garden/Driveway**
- **Garage:** Electric point.
- **Leasehold:** 189 years from 1991 (156 remaining)
- **Service Charge:** approx £80 per month including contribution to Reserve Fund, Buildings Insurance, Water & Sewerage
- **Council Tax Band 'B'**      **Energy Rating 'E'**

This drawing has been prepared for diagrammatic purposes only. All measurements are approximate. Not to scale.



**Kitchen**



**Lounge/Dining Room**



**Double Bedroom**



**Private Entrance**



**Doors to Private Garden**



**Agents note:** A member of staff at Dixon Kelley has a personal interest in this property.

**IMPORTANT NOTE:** These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of any contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any of the services, appliances, equipment or facilities are in good working order or have been tested. Purchasers should satisfy themselves on such matters prior to purchase. Ref W04792