



## Osborne Road

Bournemouth, BH9 2JJ

Guide Price £150,000 -  
£160,000

- Character Garden Flat - Central to Winton Banks Amenities
- Kitchen/Diner
- Separate Living Room
- Two Bedrooms
- Family Bathroom
- Close to Local Amenities
- Potential for Off Road Parking
- Good Schooling



## HOUSE & SON

Two Bedroom First Floor Flat – Long Lease, Garden & Potential Parking – Osborne Road, BH9

Set in a popular and well-connected spot, this bright and tidy two-bedroom first-floor flat is offered with an extended lease (approx. 108 years). There's also potential for off-road parking (subject to a dropped kerb), making it a smart choice for first-time buyers, downsizers or investors.

### Highlights:

Spacious lounge with bay window (14'1" x 11'6")

Fitted kitchen/diner with space for table & appliances

Two bedrooms – double and single with storage

Bathroom with mixer shower tap

Gas central heating (combi boiler, 2018)

Double glazing throughout

Gardens front and rear

Allocated section of the rear garden

Lease: Approx. 108 years remaining

Council Tax Band A

Approx. 55 sq m (592 sq ft)

### Inside:

Entered via a shared porch, stairs lead to a private hallway. The lounge is bright with a bay window and fireplace. The kitchen has units, an integrated oven/hob, space for white goods and a table and chairs. The main bedroom overlooks the garden, while the second bedroom makes a great office or guest space. The bathroom includes a bath with a mixer tap, a basin and WC.

Outside:

The front garden is laid to hardstanding.

Tenure:

Long Lease - approximately 108 years remaining.

Ground Rent: Peppercorn

Maintenance: Shared as required with the ground floor flat

EPC Rating: D | Council Tax Band: A

**LIVING ROOM**

14' 1" x 11' 6" (4.29m x 3.51m)

**KITCHEN/DINING ROOM**

11' 0" x 10' 7" (3.35m x 3.23m)

**BEDROOM ONE**

12' 0" x 11' 5" (3.66m x 3.48m)

**BEDROOM TWO**

8' 5" x 5' 3" (2.57m x 1.6m)

**BATHROOM**

**DISCLAIMER**

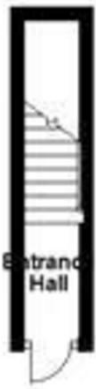
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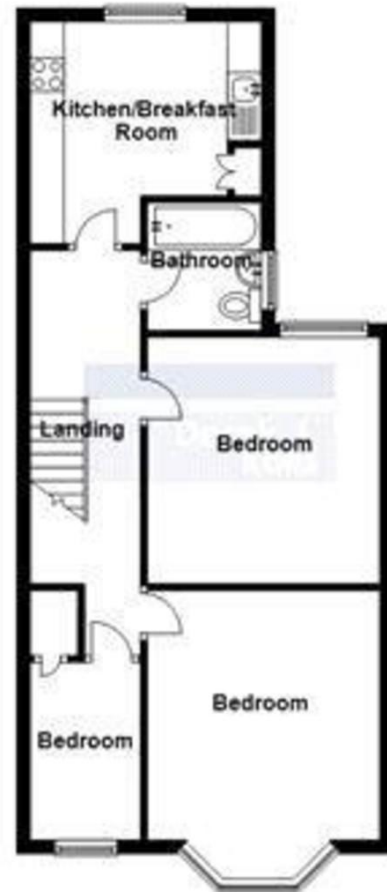
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Ground Floor



First Floor



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### COUNCIL TAX BAND

Tax band A

### TENURE

Leasehold (approximately 108 years remaining)

### LOCAL AUTHORITY

Bournemouth, Christchurch and Poole Council

English | [Contact](#)

### Energy performance certificate (EPC)

Full Floor Plan 348 Wimborne Road Bournemouth DT1 1LH 01202 588005	Energy rating <b>D</b>	Valid until 23 November 2021
Certificate number W09-2024-1100-2020-2195		

Property type Total floor area	Top-floor flat 55 square metres
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### 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