



Trafalgar Road

Bournemouth, BH9 1AZ

£160,000

- No Chain
- New Lease
- Spacious First Floor Apartment
- 14'5 x 13'8" Lounge
- 14'5 x 11'2" Bedroom
- Kitchen/Breakfast Room
- Close to Amenities
- Allocated Parking



HOUSE AND SON

Nelson Court is a small low rise block of five apartments, located close to Winton Banks for shopping, Alma Road for travel to further afield and Winton recreational ground. A well proportioned one double bedroom first floor apartment with good size lounge, kitchen/breakfast room, modern shower room and double bedroom. Externally, there is a pathway to communal front entrance. Driveway to side leading to the parking bay with allocated parking. New lease upon completion. No forward chain.



COMMUNAL ENTRANCE

Panelled wooden door. Porto phone entry. Entrance foyer, access to all apartments.

STAIRS TO FIRST FLOOR

Front door to Flat 3.

ENTRANCE LOBBY

6' 3" x 2' 7" (1.91m x 0.79m)

Provision for shoes/coats etc. Door to inner hallway

INNER HALLWAY

9' 1" x 3' 9" (2.77m x 1.14m)

Communicating hallway with access to all rooms leading off. Radiator. Porta phone entry system.



CLOSET/STORAGE

2' 8" x 2' 6" (0.81m x 0.76m)

Deep walk-in storage closet.

LOUNGE

14' 5" x 13' 8 into bay max" (4.39m x 4.17m)

Double glazed bay window to front. Radiator. TV aerial connection point. Bright and airy living room.

KITCHEN/BREAKFAST ROOM

10' 8" x 9' 1" (3.25m x 2.77m)

Double glazed window to side. One and half bowl sink with drainer, mixer tap over. Fitted range of eye level cabinets, fitted range of base units incorporating drawers, roll top work surfaces over. Part tiled walls. Cooker filter hood over four ring gas hob, single electric combination oven. Breakfast bar. Space and plumbing for washing machine.

Space for fridge/freezer. Radiator. Wall mounted gas fired combination boiler serving central heating and hot water.

BEDROOM

14' 5" x 11' 2 plus door recess" (4.39m x 3.4m)

Double glazed window to front. A generous size bedroom. Radiator.

BATHROOM

8' 4" x 6' 9" (2.54m x 2.06m)

Obscure double glazed window to side. Modern three piece shower suite. Oversized quadrant shower with tiled walls, shower with rising rail. Vanity unit inset wash hand basin, storage under. Enclosed cistern WC. Half tiled walls.

Radiator.

Closet: Deep storage closet for linen and general storage etc.

Radiator.

PARKING

Allocated parking space.

REAR GARDEN

Lawned communal garden area.

TENURE

New 155-year lease upon completion.

GROUND RENT

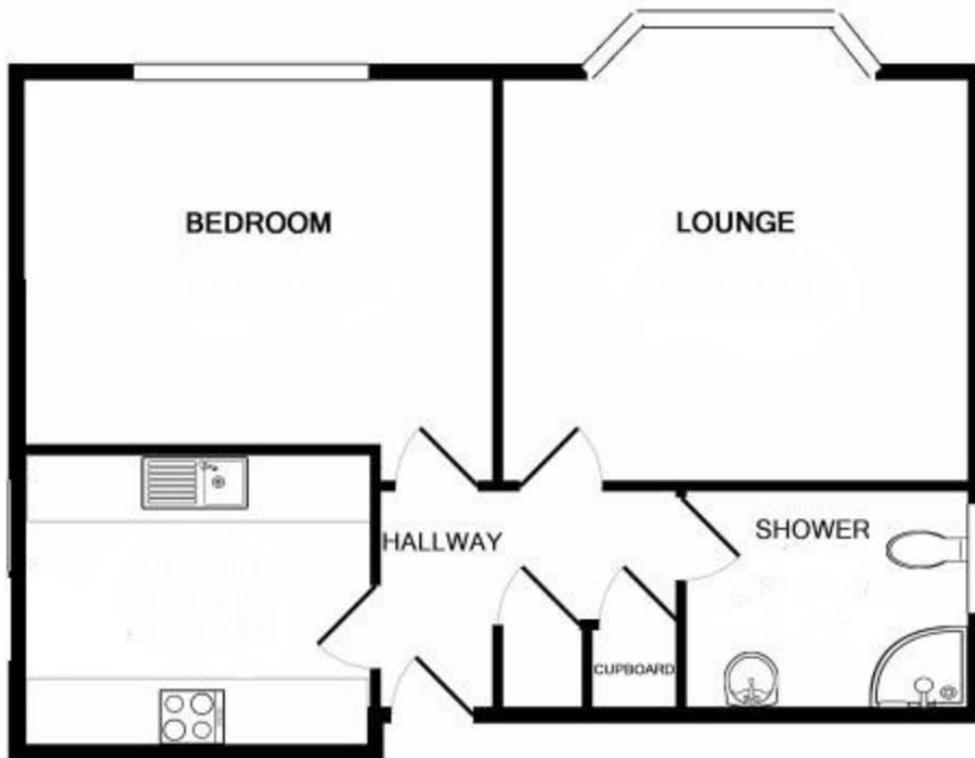
Peppercorn.

SERVICE CHARGES

£925.11 25

December 2022 - 6 June 2023.





COUNCIL TAX BAND

Tax band B

TENURE

Leasehold 155 Years

LOCAL AUTHORITY

Bournemouth, Christchurch and Poole Council

18650202_14.47

Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)

Flat 3 Nelson Court 2 Trillick Road BOURNEMOUTH BH9 1AZ	Energy rating C	Valid until 13 April 2033	Certificate number 0337-0924-2200-0244-5296
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Property type
Mid-floor flat

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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