

Flat 13, Bowmont Place, 153 Somerford Road,  
Christchurch, Dorset, BH23 3FN

Asking Price **£170,000**



Bedrooms



Living



Ensuite



Parking



EST  
1992

THE PROPERTY PROFESSIONALS  
Slades Estate Agents

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# PRIVATE POSITION...GROUND FLOOR APARTMENT...PRIVATE ENTRANCE

OCCUPYING A PRIVATE POSITION THIS GROUND FLOOR APARTMENT WITH ITS OWN PRIVATE ENTRANCE IS PRESENTED IN AS NEW CONDITION AND FURTHER BENEFITS FROM AN ALLOCATED PARKING SPACE.

Bowmont Place is a gated development located just 2 miles from the centre of the picturesque market town of Christchurch with its historic 11th Century Priory, Town Quay and various shops, cafes, bars and restaurants. There are regular bus services nearby as well as plenty of shopping facilities located in the 'meteor retail park'.

The specification includes:

## KITCHEN

- o Contemporary handle less soft close doors and drawers
- o Quartz work surface and upstand
- o Undermounted stainless steel sink
- o Integrated appliances include:
  - Fridge/freezer
  - Dishwasher
  - Multifunction oven
  - Induction hob
  - Washer/dryer

## BATHROOM

- o Fully tiled in large format porcelain tiles
- o Wall hung WC with chrome flush plate
- o Wall mounted vanity unit with incorporated basin and storage
- o Shower with glass screens and overhead rain shower
- o Heated towel rails

## INTERIOR FINISHES

- o Recessed perimeter LED mood lighting to living spaces
- o Herringbone timber effect flooring throughout
- o Premium panelled internal doors with white satin finish
- o Contemporary moulded skirting and architraves

## ENTERTAINMENT AND ELECTRICAL

- o Black nickel power sockets and switches
- o Apartment lighting provided through dimmable LED downlighters
- o Television points to living room (Sky and Virgin available for connection by residents)
- o High performance data cabling
- o Mains powered smoke and heat detection

## GENERAL

- o Bronze powder coated UPVC double glazing
- o Heating and hot water provided through efficient individual boilers
- o Interior designed building entrance and communal areas
- o Remainder of 125 year lease
- o Remainder of ICW 10 year new build warranty

## EXTERNAL

- o Automated entrance gate
- o Secure fob access control to building entrance
- o Allocated car parking space
- o Cycle storage

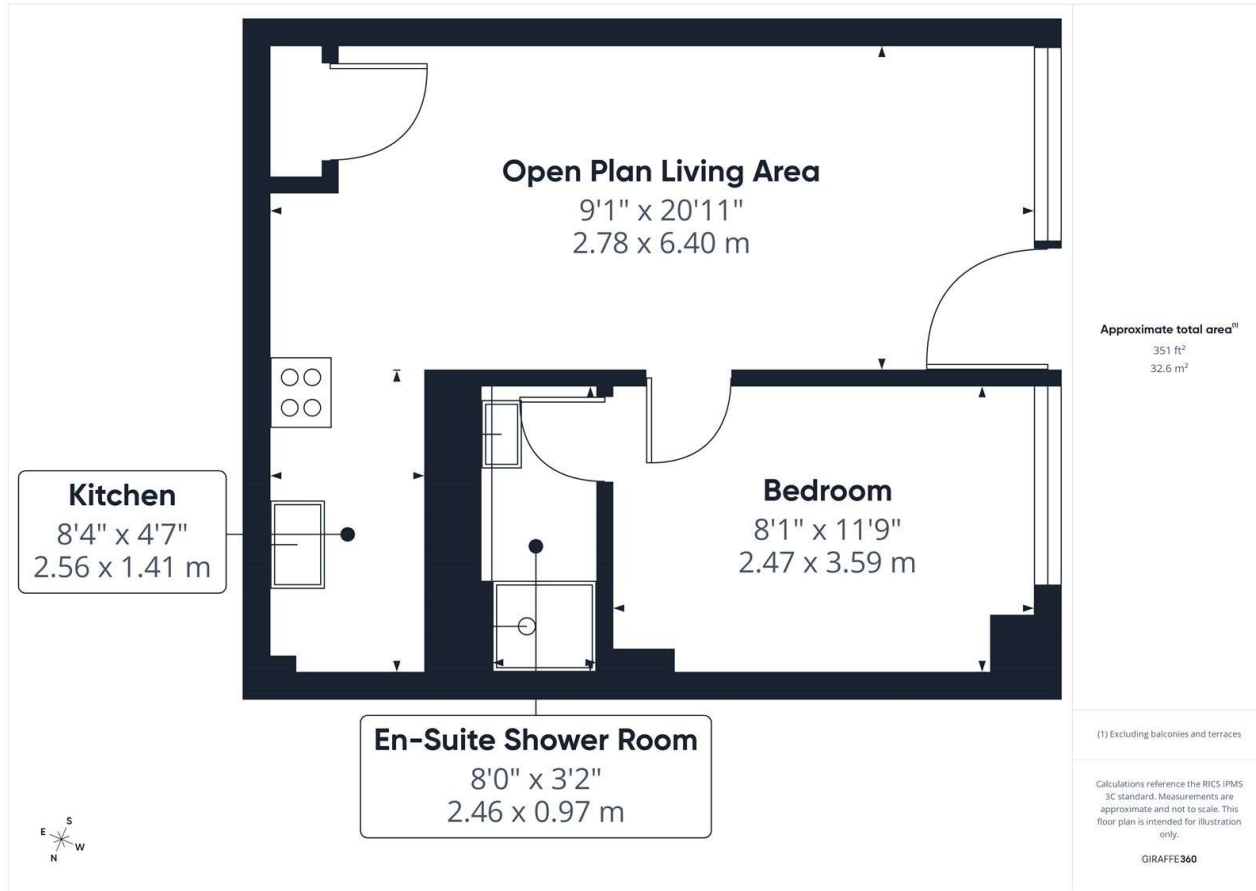
Council Tax Band: A

Tenure: Leasehold - We understand a maintenance charge of APPROX £1272 is payable per year. (Inclusive of Ground rent)



## KEY POINTS

- Quiet position within the block
- Ideal FTB or Investment
- Close to shops & transport links
- Ground floor apartment
- Gated development
- Allocated parking



**The Consumer Protection from Unfair Trading Regulations 2008 (CPRs).** These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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