



Asking Price £180,000

Flat 3, 25 Mckinley Road, Bournemouth, BH4 8AG



SAXE COBURG™

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### Property Description

A well presented ground floor converted apartment in this highly sought after location within easy access to the beach and Westbourne high street offering a range of shops, restaurants, amenities and recreational facilities. The internal accommodation comprises of a large open plan kitchen / living room, generously sized double bedroom and modern fitted bathroom. This property boasts character features throughout including stunning high ceilings and high end finishes.

An apartment that would make the ideal first home for someone looking for charm, character, space and a sought after location. Further benefits include the fact that it is being offered to the market with no onward chain. Residents parking, double glazing and has central heating. There is also a cellar which is ideal for storage accessed via the internal hallway and the option to purchase a share of the freehold. An internal is highly advised by the vendors sole agents to fully appreciate what this property has to offer and to avoid disappointment.

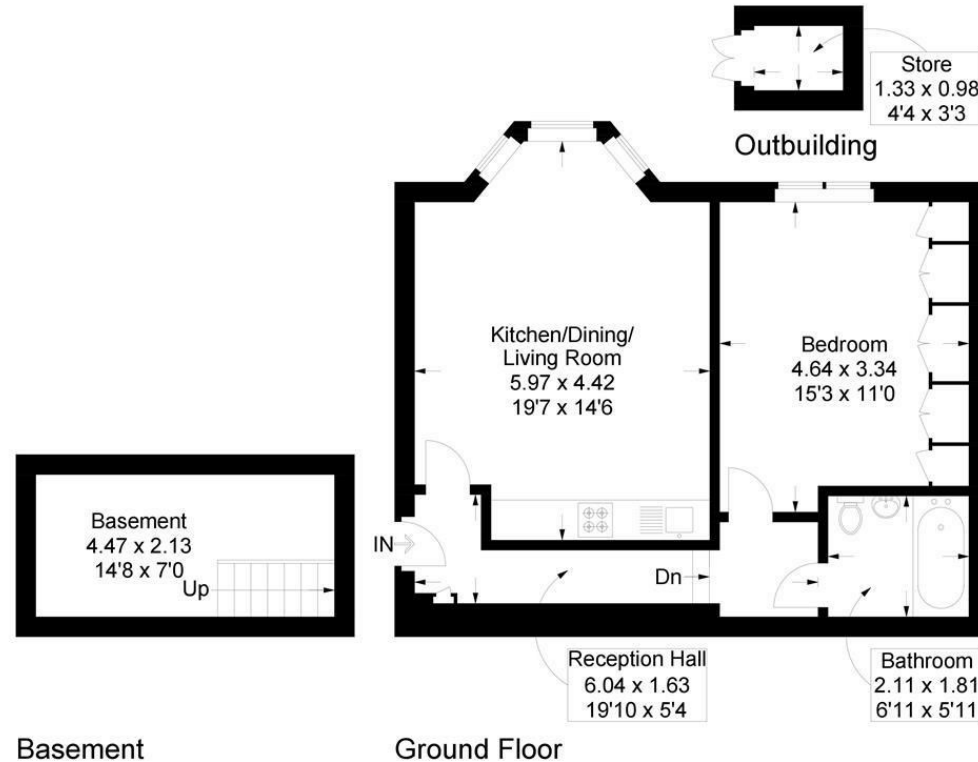


### FEATURES & SPECIFICATIONS

- Chain Free
- Parking
- Modern Fitted Kitchen and Bathroom
- Holiday Lets and Pets Permitted (license required)
- Security Entry System
- Integrated Appliances
- Easy Access to Westbourne and Bournemouth Town Centre
- Option To Purchase A Share Of The Freehold

## McKinley Road, Bournemouth

Approximate Gross Internal Area = 63 sq m / 678 sq ft  
Outbuilding = 1.5 sq m / 16 sq ft  
Total = 64.5 sq m / 694 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

**Disclaimer:** These particulars are believed to be correct, but their accuracy is not guaranteed and they do not constitute an offer or contract. Strictly subject to contract, all measurements are approximate.

Agents Note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves to the structural integrity of the premises and condition / working order of services, plants and equipment

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (82 plus) <b>A</b>                                              |         |           |
| (61-81) <b>B</b>                                                |         |           |
| (49-60) <b>C</b>                                                |         |           |
| (35-48) <b>D</b>                                                |         |           |
| (29-34) <b>E</b>                                                |         |           |
| (21-28) <b>F</b>                                                |         |           |
| (1-20) <b>G</b>                                                 |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales                                                 |         |           |
| EU Directive 2002/91/EC                                         |         |           |



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