

Christopher Shaw

Lettings • Property Management • Sales

34a Fitzharris Avenue, BH9

Private Treaty £280,000

FOR SALE



Property Features:

- Parking
- Share of Freehold
- Close to local amenities
- Excellent Social Spaces
- First Floor
- Balcony
- No forward chain

Summary

MRKT Property Experts introduces this captivating first-floor flat with two spacious bedrooms, a private entrance, and a delightful balcony that offers tranquil views of Winton Recreation Ground and its tennis courts.

Description

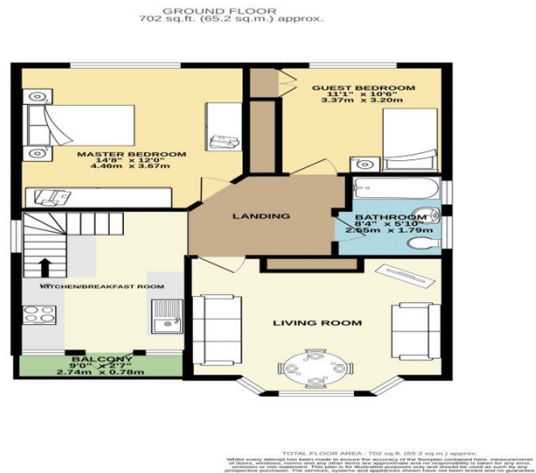
At MRKT Property Experts, we're thrilled to present this generously spacious, first-floor flat boasting 2 double bedrooms. It comes complete with a private entrance and a delightful balcony offering scenic views of the serene Winton Recreation Ground. Nestled in a highly sought-after residential locale, our property is conveniently located near Winton and Charminster, providing easy access to a myriad of shops, restaurants, and convenient bus routes.

The interior layout is designed for your comfort and convenience, featuring an inviting landing, an expansive 13'5" lounge/diner, a roomy 14'9" kitchen, two generously sized bedrooms, a well-appointed bathroom, and an expansive loft space that presents exciting opportunities for a loft conversion (subject to planning). Plus, you'll enjoy off-road parking right at your doorstep.

If you were looking to purchase this as an investment we would see the guide rent at £1100pcm. The

Room Dimensions

Floor Plan



EPC Certificate

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>Very environmentally friendly - lower CO₂ emissions</p>			
(92- A)		(92- A)	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
<p>Not energy efficient - higher running costs</p> <p>Not environmentally friendly - higher CO₂ emissions</p>			
68	74		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

Additional Information

- Council Tax Band: B
- Lease Length: 925
- Service Charge: 0.00
- Ground Rent: 0.00