



Somerford Way Mundeford BH23 3QN

£180,000 Leasehold





Adams Property Agents is a trading style of Adams Property Solutions Limited. Adams Property Solutions Limited is registered in England and Wales at 343 Wimborne Road, Bournemouth, BH9 2AD under Company Registration number 5978578.

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343 Wimborne Road
Bournemouth, BH9 2AD



Somerford Way Mundeford BH23 3QN

£180,000 Leasehold

* NO FORWARD CHAIN* Adams Property Agents are delighted to offer for sale this well presented 1 bedroom flat set in the popular and convenient area of Mundeford.

Positioned on the top floor of this purpose built development, the property comprises of 1 double bedroom with fitted wardrobes, modern kitchen, living room, bathroom, storage, potential use of the loft, GCH (new boiler installed 2023) & double glazing throughout.

The kitchen is fitted with a countertop electric hob, oven, washing machine, fridge/freezer along with plentiful storage throughout with under and over counter units.

Living room has plenty of storage space with lots of natural light and views over Mundeford.

The property further benefits from landscaped and well maintained grounds, an allocated parking space plus ample on road parking. Property is within walking distance to the beach, local shops and travel links.

An internal inspection of the property is highly recommended to fully appreciate the accommodation on offer.

Tenure: Leasehold - 999 years from 2023

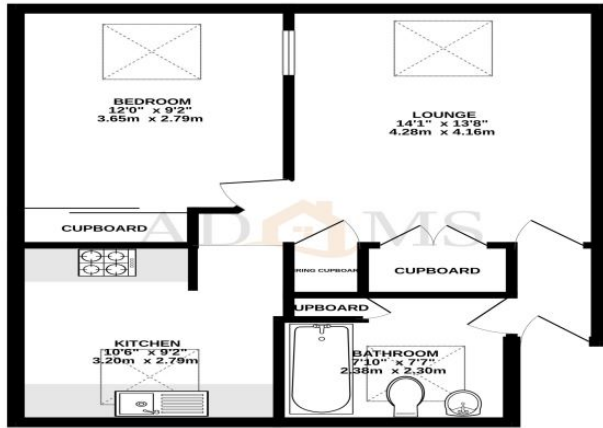
It includes a portion (nearly 16%) of the freehold of the whole set of flats in the Lodge/Grange/Court blocks

Service Charge: £1168 per annum

Ground Rent: Peppercorn

AGENTS NOTE: Under the Property Misdescriptions Act 1991. these details are a guide and act as information only. All details are given in good faith and are

GROUND FLOOR
466 sq.ft. (43.3 sq.m.) approx.



TOTAL FLOOR AREA - 466 sq.ft. (43.3 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the figures contained here, measurements of length, volume, weight and any other items are approximate and the responsibility is taken by any prospective purchaser. The services, appliances and equipment shown have not been tested and no guarantee can be given regarding their efficiency and condition.
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Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	76
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	66	
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