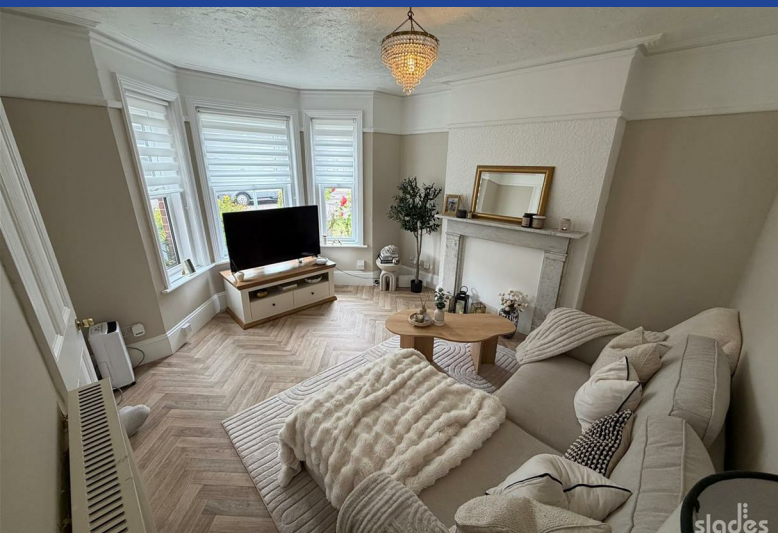




## 18 Leslie Road

Winton, Bournemouth, BH9 2JH

Asking Price £149,950



## Road Map



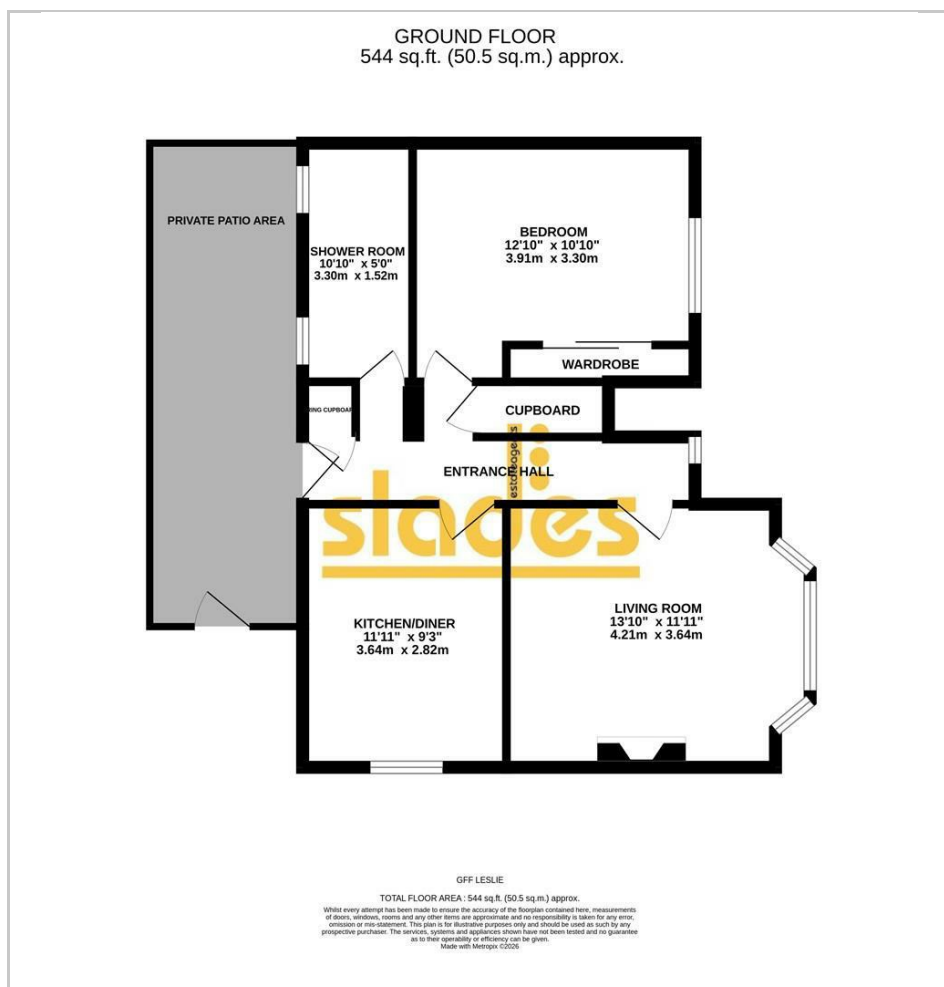
## Hybrid Map



## Terrain Map



## Floor Plan



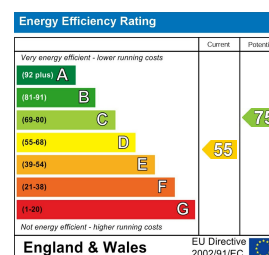
- GROUND FLOOR GARDEN FLAT
- PRIVATE ENTRANCE
- WELL PRESENTED ACCOMODATION
- SPACIOUS KITCHEN DINER
- MODERN SHOWER ROOM
- uPVC DOUBLE GLAZING
- LIVING ROOM WITH BAY WINDOW
- OFF ROAD PARKING FOR 2 CARS
- SHARE OF FREEHOLD
- NO CHAIN

## Viewing

Please contact our Slades Estate Agents Office on 01202548855 if you wish to arrange a viewing appointment for this property or require further information.



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

301 Wimborne Road, Bournemouth, BH9 2AA  
Tel: 01202548855 Email: [info@sladesproperty.co.uk](mailto:info@sladesproperty.co.uk) <https://www.sladesproperty.co.uk>

**\*\* NO FORWARD CHAIN \*\* A bright, spacious and well presented 1 bedroom ground floor flat benefitting from a private entrance and private outdoor space & parking.  
SHARE OF FREEHOLD**



The accommodation with approximate room sizes comprises of a private stained and leaded glazed uPVC side entrance door with decorative canopy over leading to the

#### **ENTRANCE HALL**

with ceiling light and useful full height AIRING CUPBOARD housing the pressurised twin immersion hot water cylinder with ample airing space over. Further useful understairs storage cupboard with light. Door to

#### **SHOWER ROOM**

with coved ceiling and light fitting, extractor unit and two frosted glazed uPVC windows to the side elevation. Modern partially tiled walls and floor. Dimplex storage heater and modern suite comprising of a large walk in shower area with retracting glazed screen and wall mounted thermostatically controlled dual head shower valve. Close couple WC and pedestal wash hand basin with Victorian style chrome taps.

#### **KITCHEN**

having a coved ceiling and central light fitting. Extensive range of matching wall and base level cabinets with rolled edge working surfaces and tiled splashbacks incorporating a 1 ¼ bowl single drainer polycarbonate sink with chrome mixer tap over. Built in eye level oven and space for further eye level appliance. Four ring electric hob. Space and plumbing for automatic washing machine and further space for a free standing full height fridge freezer. Ample space for table & chairs for dining.

#### **LIVING ROOM**

having deep moulded ceiling cornice and central pendant light, picture rail and polished stone fireplace surround. Electric radiator and uPVC double glazed bay window looking over the private garden area onto Woodend Road.

#### **BEDROOM**

having a coved ceiling and central light fitting. uPVC double glazed window to the side elevation, electric radiator in wooden decorate housing and modern sliding door wardrobes providing both hanging and shelving space.

#### **OUTSIDE**

The property benefits from OFF ROAD PARKING together with a raised lawned garden area surrounding the property and there is also a very useful PRIVATE COURTYARD AREA enclosed near the front door.

#### **TENURE**

we understand the property has the benefit of a SHARE OF FREEHOLD, lease details tbc.

