



Nortoft Road

Bournemouth, BH8 8PZ

£250,000

- BENEFIT OF THE FREEHOLD
- LONG UNDERLYING LEASE
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING
- LARGE GARDEN
- POPULAR LOCATION
- KITCHEN/BREAKFAST ROOM
- TWO BEDROOMS



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With nearly 615 square feet of living space, this spacious first-floor apartment presents an excellent opportunity for first-time buyers or investors seeking a property with tenants in situ, currently generating a rental income of £1,290 per month.

The accommodation is accessed via a uPVC double-glazed front door, leading into a communal hallway and private entrance. The entrance area provides space for coats and shoes and features stairs rising to the spacious first-floor landing.

On the landing, there is a large storage cupboard housing the gas-fired combination boiler, alongside a concealed cupboard for the electrical consumer unit. A large uPVC double-glazed side window brings in plenty of natural light, and all principal rooms are accessed from this space.

At the heart of the home is the kitchen/breakfast room, offering a generous floor area with ample space for a dining table and chairs. The modern fitted kitchen provides plenty of storage, with room for a freestanding fridge/freezer and washing machine. It also includes an integrated electric fan oven with a concealed extractor and enjoys a pleasant outlook over the private rear garden.

The rest of the accommodation comprises:

- A generous first bedroom with a range of fitted wardrobes.
- A spacious lounge featuring a bay window to the front.
- A second bedroom.
- A fitted bathroom and a separate WC.

Externally, the secluded private rear garden includes a large cabin, ideal for use as a garden room, storage shed, or work-from-home space.

The property is just a short walk from Charminster High Street, offering a wide range of local amenities, including shops, bars, and restaurants, as well as excellent transport links, with access to main bus routes, including the M2, and Bournemouth Train Station.

Nearby attractions include Queens Park Golf Course, which offers scenic walking trails, a public play park, a café, and a popular duck pond. The property is also within the catchment area for sought-after local schools.

A fantastic opportunity- early enquiries are recommended.

COMMUNAL ENTRANCE

INNER PORCH

PRIVATE ENTRANCE

STAIRS TO FIRST FLOOR

FIRST FLOOR LANDING

BATHROOM

WC

KITCHEN/BREAKFAST ROOM

11' 04" x 10' 05" (3.45m x 3.18m)

BEDROOM ONE

12' 01" x 9' 6" (3.68m x 2.9m)

LOUNGE

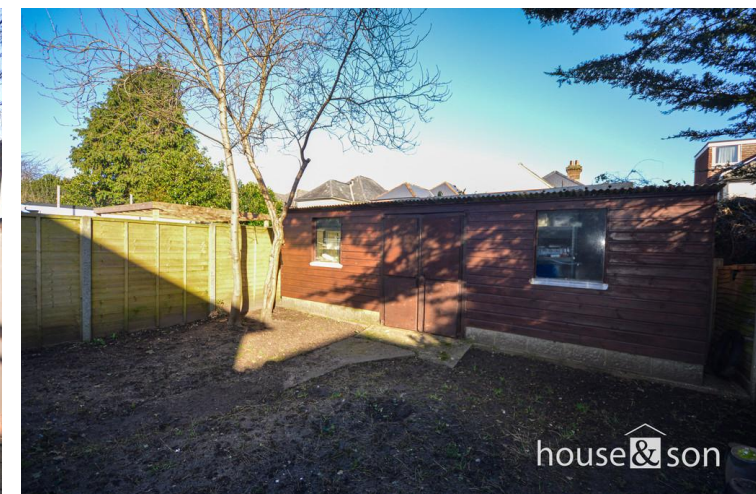
14' 08" x 11' 01" (4.47m x 3.38m)

BEDROOM TWO

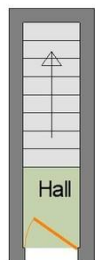
7' 6" x 6' 7" (2.29m x 2.01m)

PRIVATE GARDEN

GARDEN ROOM



Ground Floor



This plan is illustrative only,
its details cannot be relied upon and no liability is taken for any errors.

First Floor

COUNCIL TAX BAND

Tax band

TENURE

Freehold

LOCAL AUTHORITY

Bournemouth, Christchurch and Poole
Council

English | [Contact](#)

Energy performance certificate (EPC)

100, The Old Rectory Bournemouth BH9 2HH		Energy rating D	Valid until 17 July 2028
			Certificate number 8545-2678-4010-8011-0121
Property type		Top-floor flat	
Total floor area		57 square metres	

OFFICE

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements