



### 3 bed flat to buy in BH6

Cranleigh Road, Bournemouth, Dorset,  
BH6 5JQ

**£160,000** Starting Bid

 x3  x1  x1

Tenure

**Share Of Freehold**

On Street parking

### Property features

- ✓ BEING SOLD VIA SECURE SALE  
ONLINE BIDDING - T&Cs APPLY
- ✓ Three double bedrooms
- ✓ Fitted kitchen with utility room
- ✓ Gas central heating
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTP (fibre to the premises)
- ✓ Mobile signal: Good

## Arrange a viewing

Felix Keene  
Branch Manager  
South West Auction

023 8251 4032  
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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

For Sale via Online Unconditional Auction. A three double bedroom first floor flat, the property comprises three double bedrooms, lounge diner, fitted kitchen with utility area, bathroom. Superb location being close to amenities, local Schools and no forward chain

Spacious first floor flat with three double bedrooms is in a super convenient location

A three double-bedroom first-floor flat, currently tenanted and benefits from:

- \* lounge/diner, perfect for relaxing or entertaining
- \* Three double bedrooms
- \* Fitted kitchen with utility area
- \* Double glazing and gas central heating
- \* Own entrance
- \* No forward chain

Located in the highly popular location of Southbourne, this apartment is just a short distance to Bournemouth and Christchurch. There is close access to the Wessex Way and excellent bus routes. Bournemouth Hospital and the e Tesco super store are located nearby as well as local shops and amenities. Stourfield infant and junior school is only yards away. Iford with its picturesque river walks are also close at hand.

This property would make an ideal first-time buy, rental investment, or lock-up holiday home/let.

- \* Share of freehold will be extended to 999 years
- \* maintenance as and when shared between 3 flats

\* Nil ground rent

For dimensions, please refer to the floor plan.

Council Tax Band: B

Tenure: Share Of Freehold

Length of Lease: 46

Annual Ground Rent Amount: £25.00

Price: Starting Bid £160,000

Property Type: Flat

Parking: On Street

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

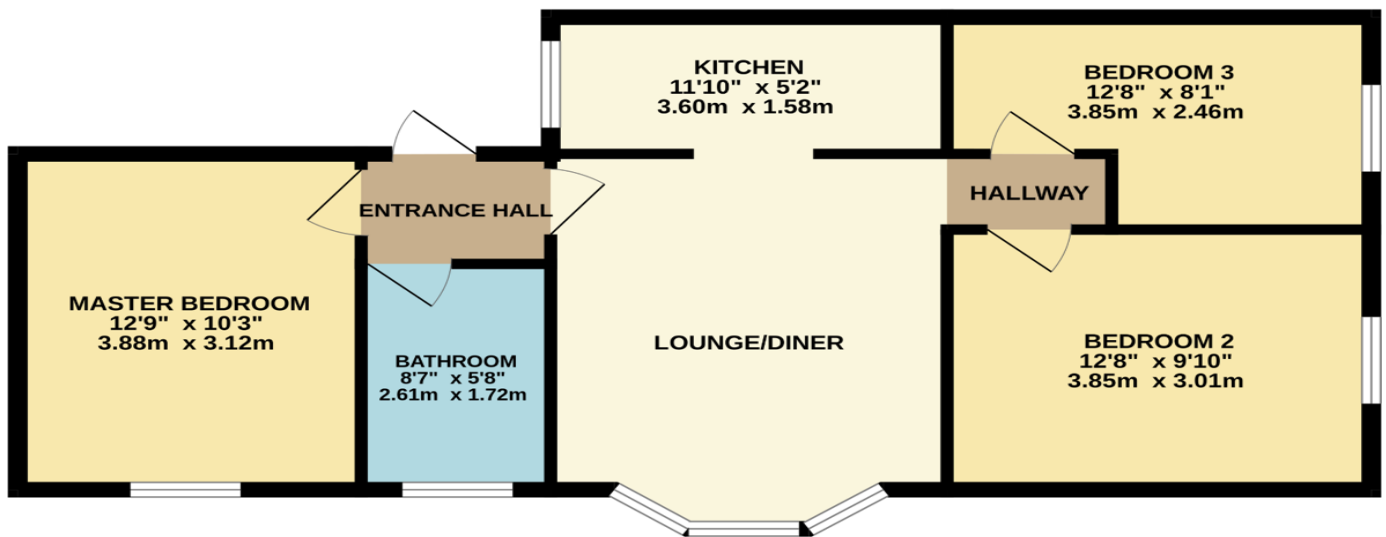
Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good

**GROUND FLOOR**  
650 sq.ft. (60.3 sq.m.) approx.



TOTAL FLOOR AREA : 650 sq.ft. (60.3 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92-100) <b>A</b>                           |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            | 65      | 71                      |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England, Scotland & Wales                   |         | EU Directive 2002/91/EC |

Cranleigh Road, Bournemouth, Dorset, BH6 5JQ

Contact your local branch today for more information on this property:

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