





House and Son are delighted to offer for sale this two bedroom first floor apartment, with living room, kitchen, bathroom, wooden stairs to attic space, off road parking space for one car.

Conveniently situated within a short walk to Boscombe Centre, easy reach of the beaches and bus routes to Bournemouth, Christchurch and beyond.

Benefitting from double glazed windows, gas central heating and versatile accommodation. This apartment would make an ideal first home or investment opportunity.

COMMUNAL ENTRANCE HALL

With entry phone system and secure door to the front

ENTRANCE HALL

5' 5" x 4' 1" (1.65m x 1.24m)

Front door with storage space, stairs to first floor landing.

LANDING

15' 1" x 5' 5" (4.6m x 1.65m)

Access to all rooms and wooden stair case to attic room.

LIVING ROOM

12' 0" x 12' 0" (3.66m x 3.66m)

With Juliet Balcony.

KITCHEN

9' 5" x 5' 4" (2.87m x 1.63m)

Fitted with various cupboards, drawers, worktop, electric oven and gas hob, sink with drainer.

BEDROOM ONE

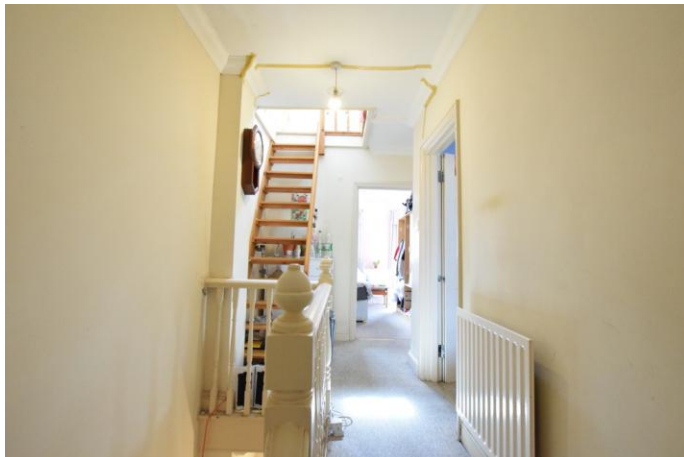
12' 10" narrowing to 9' 6" x 9' 0" maximum measurement into recess 10' 11" (3.91m x 2.74m)

Front aspect.

BEDROOM TWO

9' 9" x 8' 5" (2.97m x 2.57m)

Front aspect



BATHROOM

9' 5" x 5' 6" (2.87m x 1.68m)

Bath with mixer tap, sink and low flush WC.

OUTSIDE

Off road parking for one car, situated to the side of the property.

TENURE AND CHARGES

Tenure: Leasehold 125 years from 2003

Ground Rent: £250 pa (reviewed every 25 years)

Service Charges: £1500 pa

Council Tax Band: B

EPC Rating: tbc

DISCLAIMER

Please note that while every effort is made to ensure the accuracy of the information provided, errors and omissions can occasionally occur. The details supplied regarding lease terms are based on information obtained from the Land Registry and other relevant sources at the time of review.

Any building alterations, consents, or planning permissions relating to the property have not been verified by House & Son. Verification of such matters, as well as confirmation of lease details and any other legal documentation, should be undertaken by the purchaser's or purchaser's legal representative prior to reliance or completion of any transaction.

House & Son accepts no liability for any loss or inconvenience arising from reliance on information provided in error, save as otherwise required by law.



