

For Sale 1 bed flat



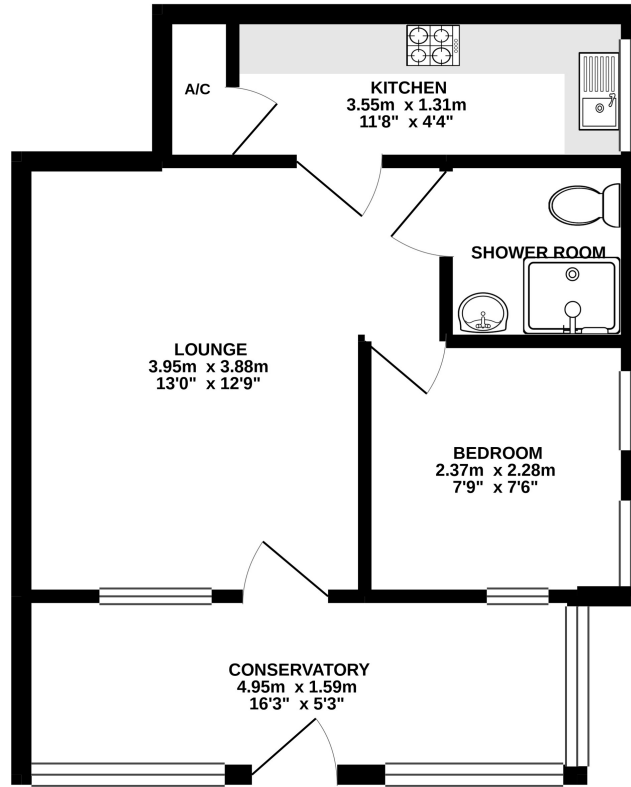
- › VERY PRACTICAL ONE BEDROOM GROUND FLOOR FLAT
- › In popular area of Boscombe Spa
- › A real bonus - PETS ALLOWED!

IDEAL FIRST TIME BUY OR INVESTMENT. One bedroom ground floor flat in character converted building in BOSCOMBE SPA, short walk to beach. Private access at rear of building via CONSERVATORY. LARGE COMMUNAL GARDEN. Share of Freehold. PETS ALLOWED.





GROUND FLOOR
34.5 sq.m. (371 sq.ft.) approx.



TOTAL FLOOR AREA: 34.5 sq.m. (371 sq.ft.) 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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A VERY PRACTICAL ONE BEDROOM GROUND FLOOR FLAT in a character converted building of 10 flats in the popular area Boscombe Spa

The flat benefits from having private access at the rear of the main building, and use of the LARGE COMMUNAL GARDEN

Access is via the CONSERVATORY, which runs across the back of the flat, and it's a very useful extra space – ideal if working from home perhaps?

The conservatory leads through into the lounge, which features an oak timber floor and has an electric storage heater

A galley style kitchen is fitted with white fronted units, and has integrated units of fridge/freezer, electric hob and oven. There is space and plumbing for a washing machine.

The bedroom is to the side, with two windows, and electric storage heater

The SHOWER ROOM is fitted with a modern white suite of tiled shower cubicle with a Mira shower, pedestal wash basin, w.c., and electric towel radiator

An airing cupboard off the kitchen houses the hot water cylinder with immersion heater

N.B. There is currently no gas supply to this flat or the main building

The communal garden is a real attraction. The two ground floor flats at the rear have a small paved patio area and the rest is lawned. The current owner's shed at the top of the garden can stay

It is a short walk from the flat to Boscombe pier, beach and promenade, where there are excellent facilities including very popular cafes and restaurants

The flat is conveyed with a Share of the Freehold of Glen Manor, together with a 99 year lease from December 1988 – we are advised this will be extended by the seller

Current service charge is £1800 per annum

There are spaces at the front of the main building and parking is on a first come first served basis

PETS ALLOWED which is a real bonus

Council Tax Band A

IDEAL FIRST TIME BUY OR SECOND HOME, or perhaps an investment to rent out on assured shorthold tenancy basis