

HEARNES

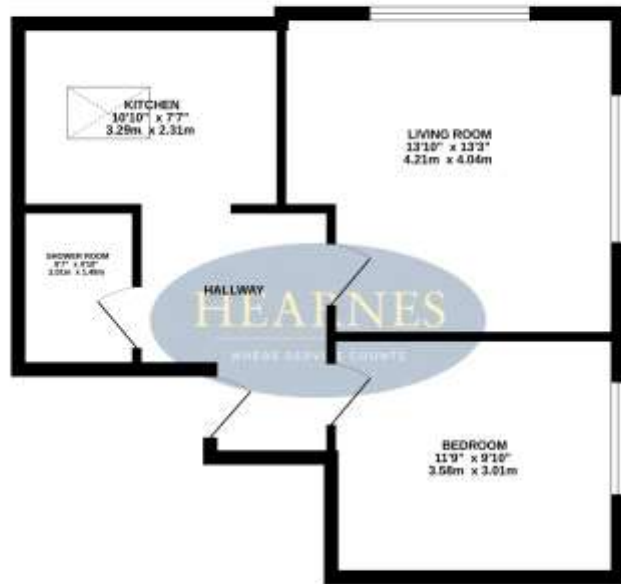
WHERE SERVICE COUNTS



**** NO ONWARD CHAIN **** A beautifully REFURBISHED one bedroom GROUND FLOOR flat set within a STYLISH converted development in the HEART of BOSCOMBE. Ideally positioned close to the HIGH STREET, local AMENITIES and the BEACH. Featuring a SPACIOUS BEDROOM, LUXURY shower room and KITCHEN. An excellent FIRST HOME or INVESTMENT.

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GROUND FLOOR
473 sq.ft. (43.9 sq.m.) approx.



TOTAL FLOOR AREA: 473 SQ. FT. (43.9 SQ. M.) APPROX.
This plan is for illustrative purposes only and is not to scale. The actual dimensions of the property may vary slightly from those shown on this plan. The buyer is advised to obtain verification from their solicitor in respect of the tenure of the property.

For illustrative purposes only - not to scale.

A beautifully modernised one-bedroom ground floor flat, set within a converted development in the heart of Boscombe. Recently updated throughout, the property offers light and welcoming accommodation, ready to move into. The development is ideally located close to Boscombe High Street, local amenities, and the award-winning beaches, making this an ideal first home or investment. Offered for sale with no forward chain

The entrance hallway leads to a bright living/dining room with a large window and a outlook over the rear aspect. The luxury fitted kitchen/breakfast room with skylight provides excellent space for everyday living, complemented by a generous double bedroom and a contemporary shower room finished to a high standard. Additional benefits include double glazing, electric heating, and off-road parking (first come, first served).

Leasehold – Extended lease in progress
Service Charge – £1,255 per half year
Ground Rent – £100 per annum

COUNCIL TAX BAND: A

EPC: D



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AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. We endeavour to make our sales particulars as accurate as possible. However, their accuracy is not guaranteed and we have not had sight of the title documents. The buyer is advised to obtain verification from their solicitor in respect of the tenure of the property.