

Princess Court  
28-30 Sea Road, Boscombe, Bournemouth BH5 1DF  
£130,000 Leasehold

**MAYS**  
ESTATE AGENTS









## Property Summary

HOLIDAY LET DREAM. A stylishly presented one bedroom second floor apartment with turn-key appeal and benefiting from holiday letting being allowed. Perfectly situated by Boscombe Spa and local amenities.



## Key Features

- Stylish one bedroom apartment
- Located on the second floor
- Open plan lounge/modern kitchen
- Kitchen area with peninsula breakfast bar
- Double bedroom
- Ensuite shower room
- Ideal for first-time buyers or an investment property
- Holiday letting permitted
- Moments from the beach and local amenities



## About the Property

A well presented one bedroom second floor apartment, superbly positioned by Boscombe Spa, moments from the beach and local amenities. Benefitting from turn-key appeal, and ideal for first-time buyers or as an investment property with holiday letting being allowed.

This stylish apartment includes a feature peninsula breakfast bar, a modern kitchen, integrated appliances, a window seat to include storage, a double bedroom and a contemporary ensuite shower room.

Tenure: Leasehold (approximately 112 years remaining)

Ground rent: £299.33 per annum

Service charge: £577.00 per annum

Council Tax Band: A

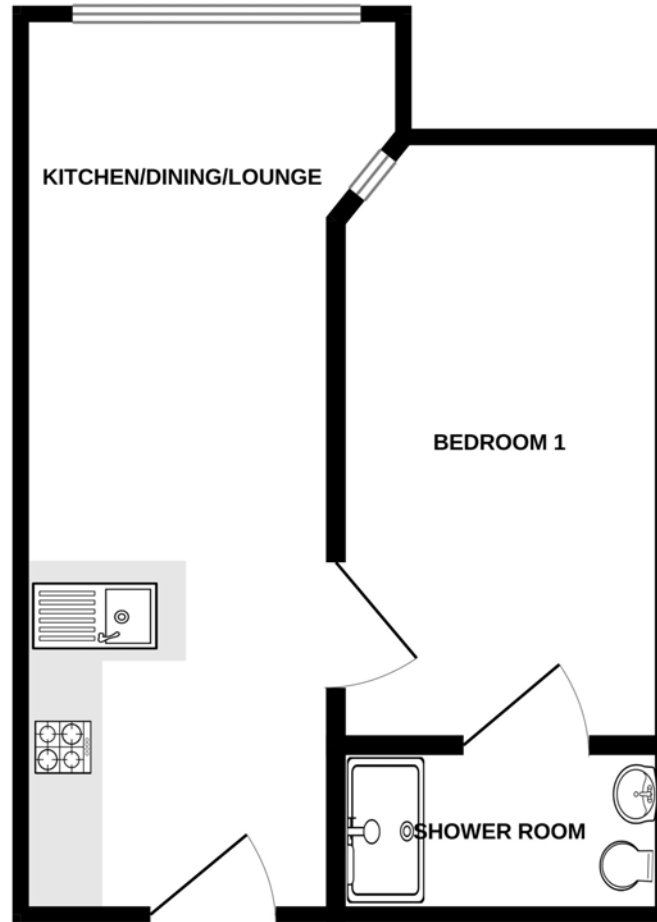
## Notes

Pets allowed on license

Holiday letting permitted



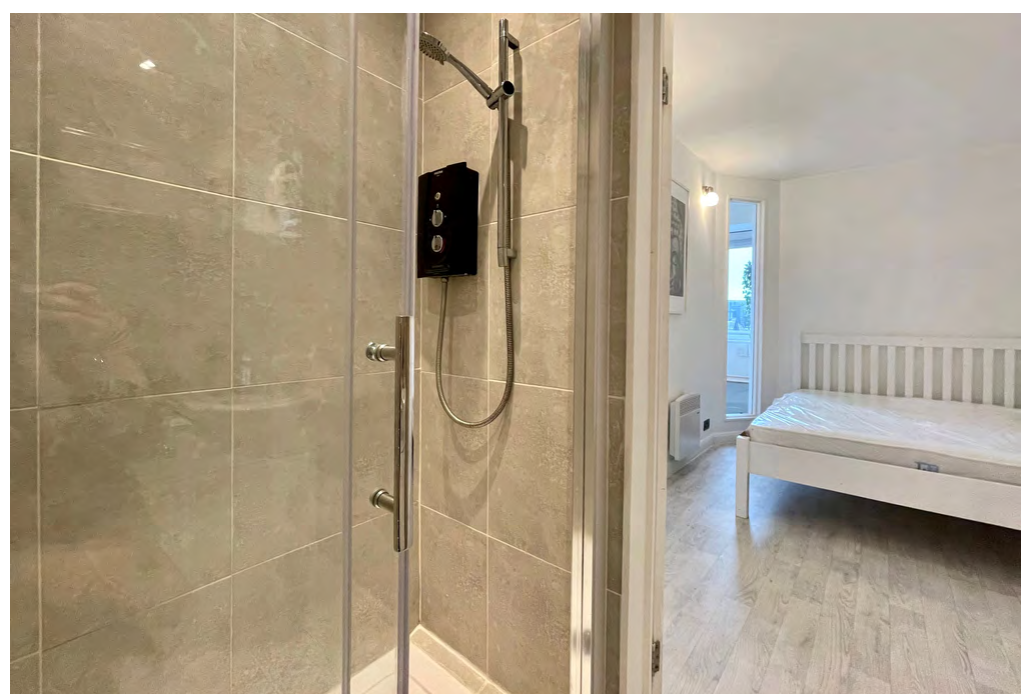
GROUND FLOOR  
216 sq.ft. (20.1 sq.m.) approx.



TOTAL FLOOR AREA : 216 sq.ft. (20.1 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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## About the Location

Boscombe is a popular suburb of Bournemouth which is located to the southeast, neighbouring both Bournemouth town centre and Southbourne.

Situated just a short stroll from this apartment are stunning sandy beaches, a Pier and a promenade. The area has undergone extensive investment and benefits from seafront restaurants, a surf school and popular bars/bistros.

Access to the rest of the UK for a short break away is easy with good road links, coach station and Bournemouth's mainline railway station providing direct links to Southampton, Southampton Airport and London Waterloo. Bournemouth International Airport also offers a varied schedule of flights to several European destinations.

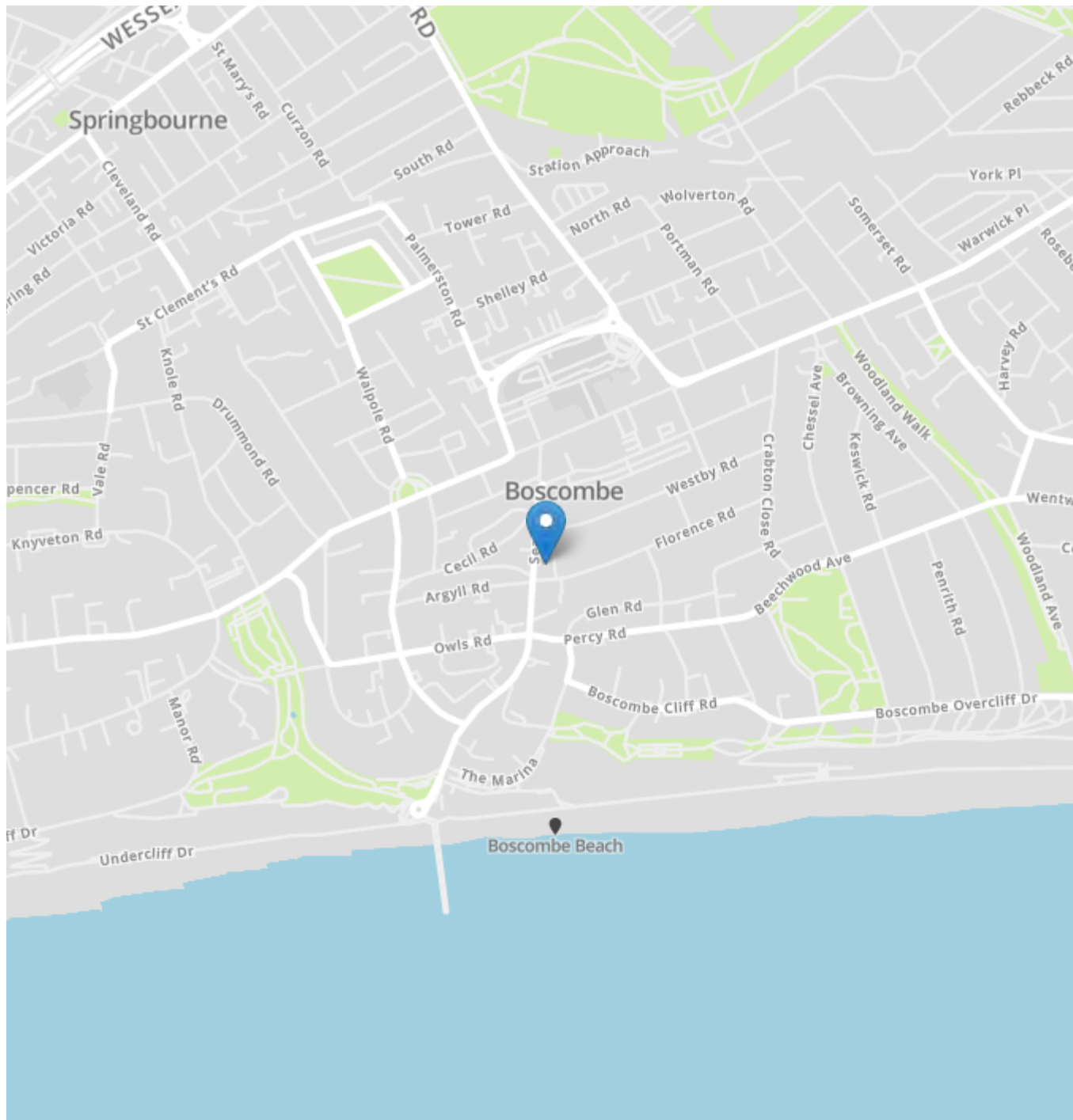



## About Mays

We understand that property is a people business, and pride ourselves on having a diverse and multi-talented team of property professionals.

We have been successfully selling clients homes for more than 25 years, and our wealth of local knowledge combined with our experience in both the London market and overseas property, means our team can handle anything that comes their way.

Our reputation is a result of the unsurpassed level of service we offer and importantly the results we achieve for our clients. Our ethos is to 'Bring People and Property Together', after all it's what we've been doing so well for nearly 30 years.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		<b>65</b>
(39-54)	<b>E</b>	<b>49</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 

### IMPORTANT NOTICE

Mays and their clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Mays have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

### New Developments (where applicable)

Plans and specification are subject to change during the course of construction. All measurements are approximate. The developers reserve the right to alter and amend the information given in these particulars as necessary. Nothing contained herein shall be, or shall be deemed to be, part of any contract. The approximate dimensions quoted indicate the maximum room sizes and are scaled from plans before construction has commenced. They are not intended to be used for carpet sizes, appliance spaces or items of furniture.

### Mays Estate Agents - Sales and Head Office

290 Sandbanks Road, Lilliput, Dorset BH14 8HX

T: 01202 709888

E: [sales@maysestateagents.com](mailto:sales@maysestateagents.com) (sales)

E: [lettings@maysestateagents.com](mailto:lettings@maysestateagents.com) (lettings)

[www.maysestateagents.com](http://www.maysestateagents.com)

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