



Estate Agents



Auctioneers

Whitewater, Sea Road, Boscombe, Bournemouth, BH5 1BP

£240,000 – Leasehold

**Two Bedroom, Two Bathroom Second Floor Apartment within Walking Distance to the Beach
Communal Entrance | 21' Open-Plan Reception Room & Kitchen | Juliet-Style Balcony | Master Bedroom with En-Suite
Second Bedroom | Bathroom | Beautifully Maintained and Landscaped Communal Gardens | Private Allocated Parking
No Chain**

A stylish two bedroom, two bathroom second floor apartment in this modern block situated just a short stroll from the stunning sandy beaches and Pier at Boscombe Spa; the residence is perfect for those wishing to enjoy access to an outdoor, oceanside and beach lifestyle. The apartment has recently been re-carpeted throughout and features UPVC double glazing, gas central heating with recent new boiler, combined 22' open plan reception room/modern kitchen with Juliet balcony, modern bathroom, master bedroom with en-suite and private allocated parking. Viewing recommended.

Take the stairs to the second floor; the private entrance hallway has two large storage cupboards and doors to all rooms. The bright and spacious 22' open-plan reception room & kitchen has French doors overlooking the green and beautifully maintained communal grounds and gardens with a Juliet style balcony. The kitchen is fitted with a modern range of wall and base units with built-in oven and hob, fridge/freezer and washing machine. The 15' master bedroom has its own en-suite shower room and w/c plus built-in wardrobes, the second bedroom is a good sized room. The main bathroom has a three piece suite of bath with overhead shower, basin and w/c with white tiling.

Outside, and within the grounds there is a private off road car park with allocated parking for one car and a communal bike shed.

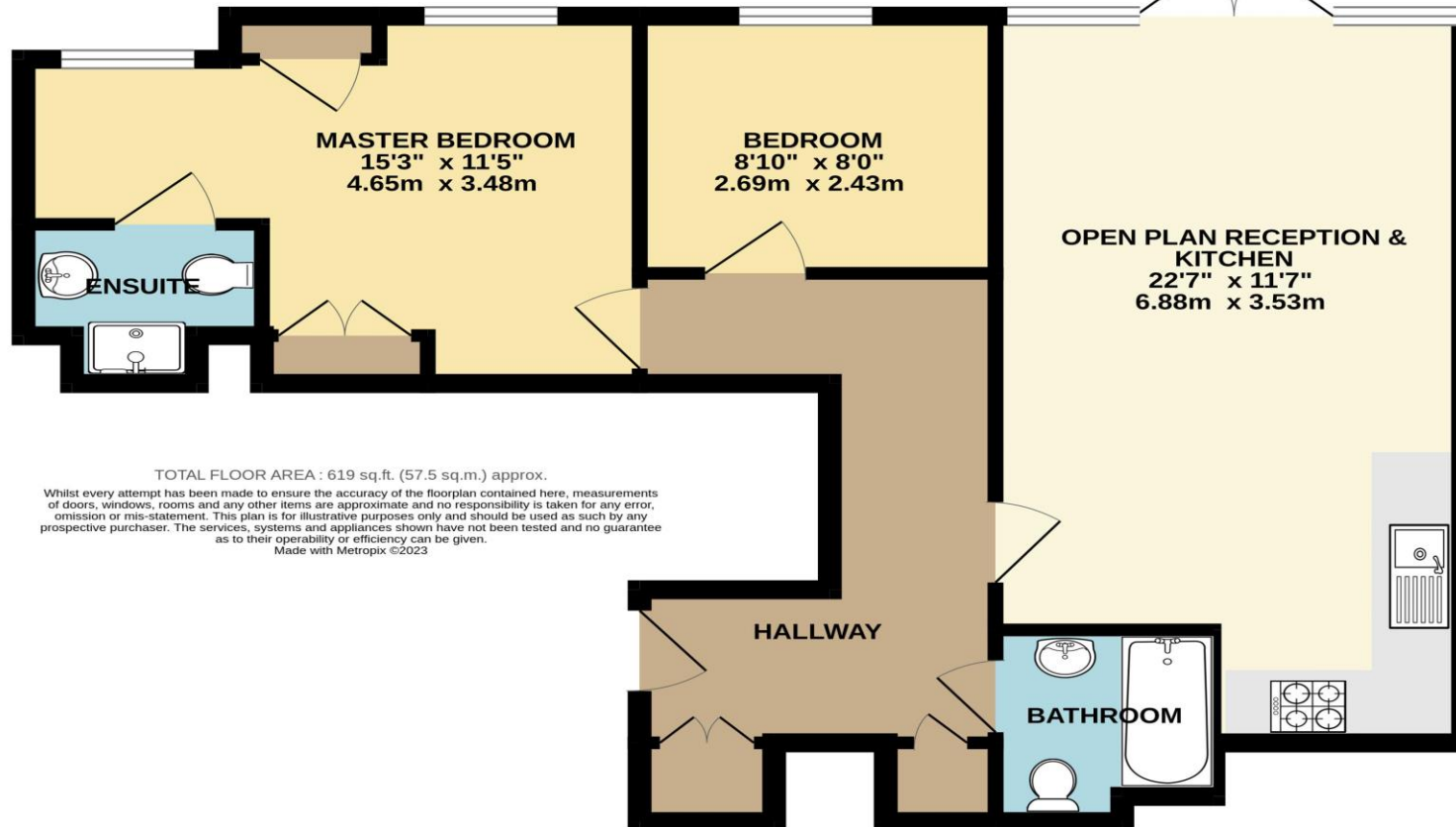
Tenure: Leasehold
Ground Rent: £200 per annum
EPC Rating: 82 | B

Service Charge: Approx. £195 per month
Council Tax: Band C





SECOND FLOOR
619 sq.ft. (57.5 sq.m.) approx.



TOTAL FLOOR AREA : 619 sq.ft. (57.5 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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