



Estate Agents



Auctioneers

# **St. Johns Road, Boscombe Spa, Bournemouth, BH5 1EW**

## **£245,000 – Leasehold**

### **Two Bedroom First Floor Balcony Apartment with Sea Views!** **Secure Communal Entrance | Hallway | 19' Reception Room with Balcony | Kitchen** **Two Double Bedrooms | Modern Shower Room | Garage In Block | New 99 Year Lease | No Chain**

An opportunity to purchase a two bedroom first floor balcony apartment with Sea Views! The property is situated in a great location just 200 yards from the stunning beaches and Pier at Boscombe Spa. Features include double glazing, electric heating, 19' reception room, balcony with sea glimpses, master bedroom with sea glimpses, modern shower room, 12' kitchen, second double bedroom, garage in block and a newly extended 99 year lease. No chain -Viewing recommended.

Enter via the secure communal entrance, stairs rise to the first floor and the private front door to the apartment. Inside, the entrance hallway has doors to all the rooms. To the front aspect is the impressive 19' reception room with French doors leading out to the balcony which enjoys sea glimpses and has space for a table and chairs. The kitchen has a range of wall & base units with space for appliances and has a window overlooking the rear.

The main bedroom is at the front of the property and enjoys sea glimpses from the window. The second bedroom is also a good sized double and has a window overlooking the rear. There is a modern shower room with corner shower cubicle, w/c and basin, complimented with stylish tiling.

Outside, there is a Single Garage in Block - with further parking bays on a first come first served basis. Well maintained communal grounds.

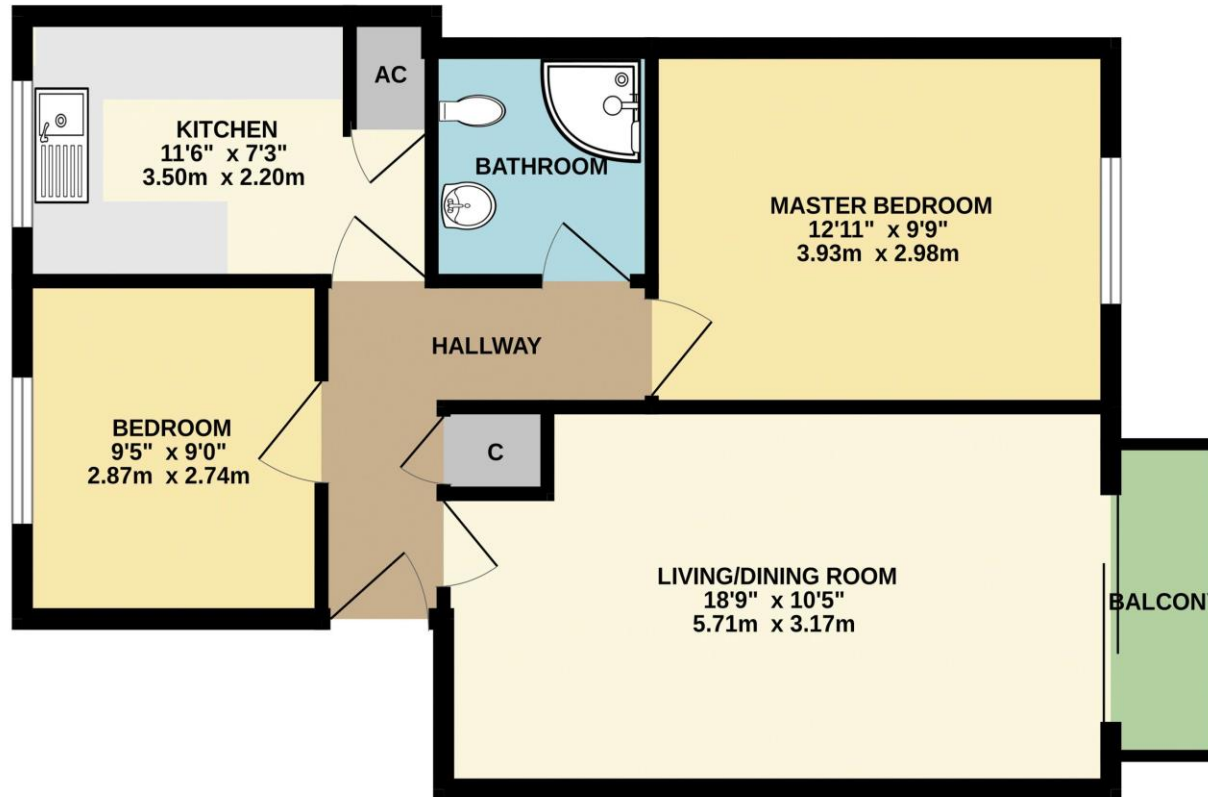
Lease: New 99 Year Lease  
Ground Rent: tbc  
Council Tax Band: B

Service Charge: £1400 per year  
EPC Rating: 83 | B





FIRST FLOOR  
572 sq.ft. (53.1 sq.m.) approx.



TOTAL FLOOR AREA : 572 sq.ft. (53.1 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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