



Estate Agents



Auctioneers

Newlands Road, Boscombe East, Bournemouth, BH7 6NX

Offers in Excess of £350,000 – Leasehold

**Spacious Two Bedroom First Floor Garden Flat with Stunning Views Over Kings Park
Private Entrance leading to First Floor Landing | 17' Reception Room | Two Double Bedrooms | Kitchen
Breakfast Room | Bathroom | Large Rear Garden with Summerhouse | Long Lease & Low Outgoings**

A two bedroom first floor garden flat situated in a great location with stunning views over Kings Park. The property is ideally situated close to local schools as well as being within walking distance of Littledown Leisure centre and the major employers of JP Morgan and Bournemouth Hospital; the A338 provides swift access into Bournemouth town centre.

The flat is beautifully presented throughout, having been recently redecorated externally and benefits from UPVC double glazing, new soffits and fascia's, gas central heating with new boiler, 17' reception room, two double bedrooms, spacious bathroom, separate kitchen and breakfast room and a stunning garden with summerhouse. Viewing recommended.

Enter via the private entrance with stairs rising to the first floor landing. The 17' reception room has a feature fireplace and a lovely bay window to the side with those stunning uninterrupted views over the park. To the rear of the property is a separate breakfast room with plenty of space for table and chairs and access to the modern kitchen. There are two good sized bedrooms - both are light and bright and have double aspect windows and the spacious bathroom has a bath, w/c and basin with two large storage cupboards with plumbing and electrics for washing machine and dryer. Access to the newly insulated loft space from the landing.

Outside, the rear garden is a real feature of this property having been completely re-designed by the current owners and now boasts a central decking area, large summerhouse with power and light, and well stocked flower & shrub borders. Large shed.

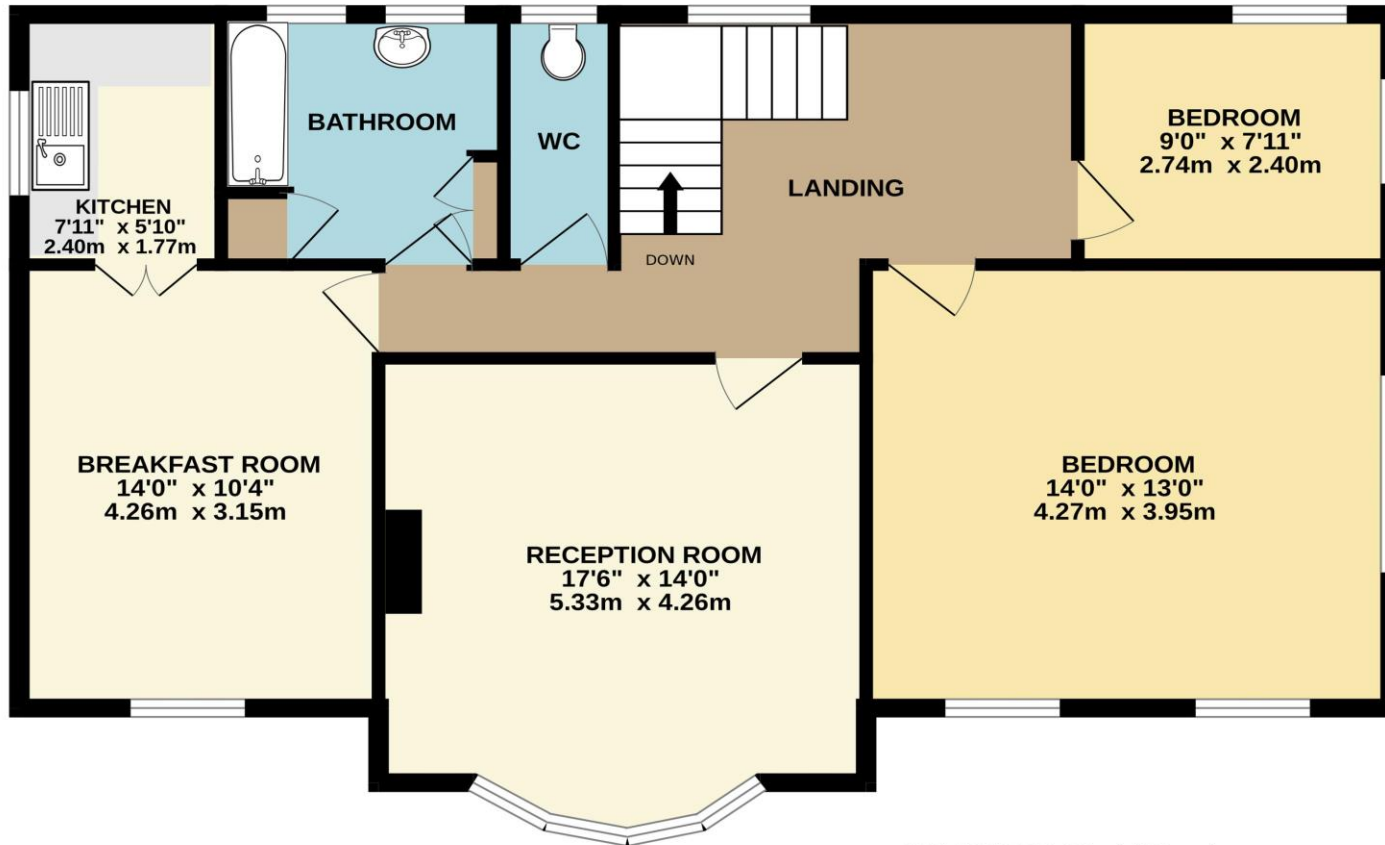
Lease: Approx: 930 years remaining
Ground Rent: Peppercorn (£1 per annum)
Council Tax Band: B

Maintenance: Shared - As and when required
EPC Rating: 67 | D





FIRST FLOOR
901 sq.ft. (83.7 sq.m.) approx.



TOTAL FLOOR AREA : 901 sq.ft. (83.7 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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