



Estate Agents



Auctioneers

Percy Road, Boscombe, Bournemouth, BH5 1JG

Guide Price £250,000 – Share of Freehold

**Two Double Bedroom Second Floor Apartment Occupying the Whole Top Floor Of Character Building
Over 1000 Sq.Ft Of Accommodation | Hallway | Large Living Room | Kitchen | 20' Master Bedroom | 17' Second Bedroom
Two Bathrooms | Loft & Eaves Storage | Private Access To Basement Storage | Two Parking Spaces**

Offering over 1000 sq.ft of accommodation and situated in a large character building, this two bedroom second floor flat occupies the whole of the top floor. Enter the building to the communal entrance hall with grand staircase leading to the first floor. The flat's private front door is on the first floor - leading to an entrance lobby, which in turn has a private internal staircase up to the living accommodation on the second floor and also a staircase which leads downstairs to a basement storage area.

The second floor hallway gives access to all of the living accommodation and has loft access for storage. At the front of the property, the large living room is a light and bright room benefiting from a double aspect; there is a large gable recess ideal for a dining table and chairs. The kitchen has a range of cupboards at base and eye level with contrasting work surface over, a built in double oven, four ring electric hob, one-and-a-half bowl sink with drainer and space for a fridge/freezer, washing machine and access to eaves storage.

Measuring 20'7 x 12'9 the master bedroom overlooks the front aspect, has plenty of space for wardrobe furniture and access to eaves storage. The second bedroom measures a generous 17'5 x 13'5 max is also a great double size and benefits from an en-suite bathroom comprising of bath, wash hand basin and w/c. Completing the accommodation, the main bathroom comprises of bath with shower over, wash hand basin inset to vanity unit and w/c.

Outside, the property is set within well tended communal grounds and has two parking spaces.

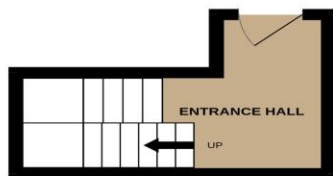
EPC: 61 | D

Council Tax Band: B

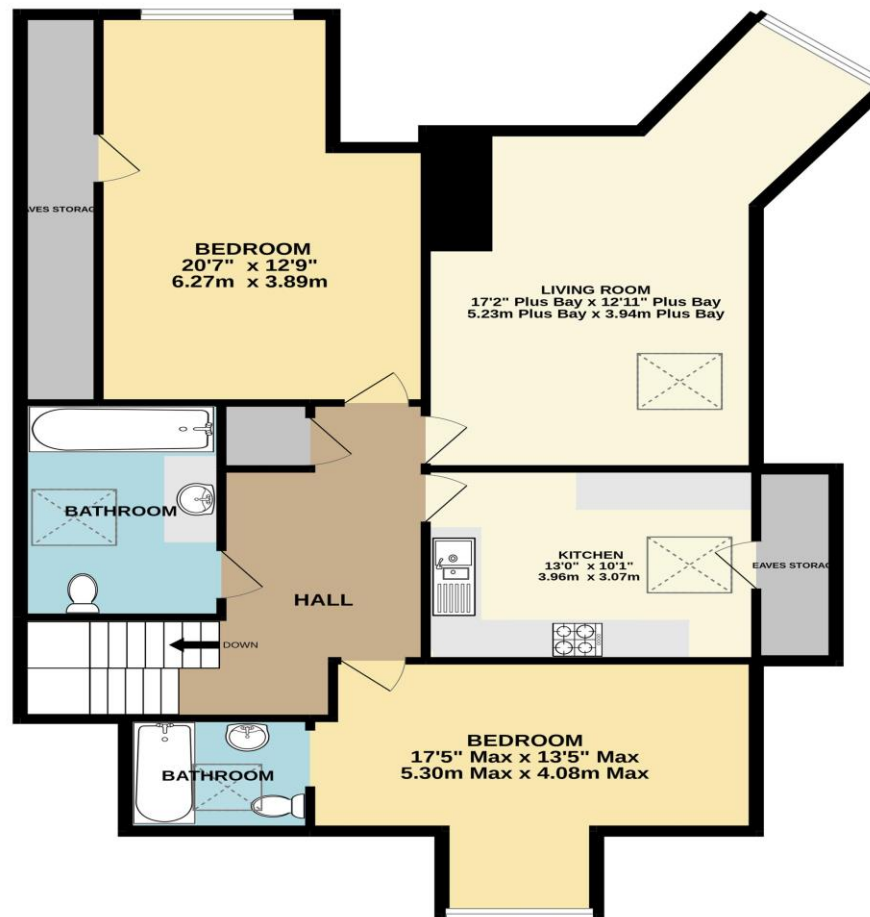




FIRST FLOOR
79 sq.ft. (7.3 sq.m.) approx.



SECOND FLOOR
1193 sq.ft. (110.8 sq.m.) approx.



TOTAL FLOOR AREA : 1271 sq.ft. (118.1 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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