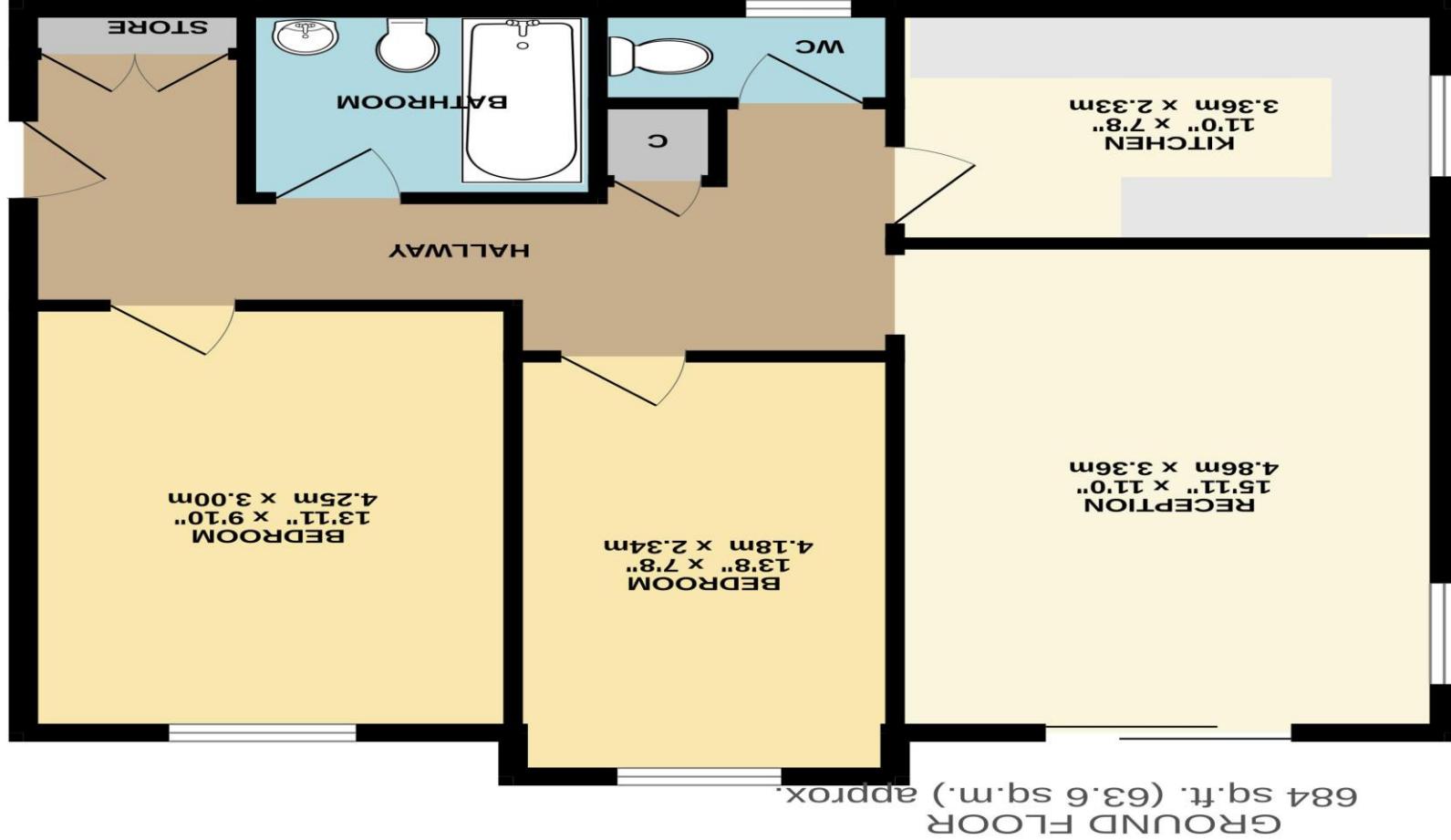


Disclaimer: These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of a legal contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm has the authority to make or give any representation or warranty in respect of the property.

Whilst every attempt has been made to ensure the accuracy of the information contained here, measurements
of doors, windows, rooms and other features are approximate. The services, fittings and appliances shown have not been tested and no guarantee
as to their operability or efficiency can be given.
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TOTAL FLOOR AREA: 684 sq.ft. (63.6 sq.m.) approx.



Cleasby Grange, Wollstonecraft Road, Boscombe Manor, Bournemouth, BH5 1JQ
£249,900 – Share of Freehold

Two Bedroom Ground Floor Apartment | Great Location Close to Clifftop | Communal Entrance | Hallway | Reception Room
Two Bedrooms | Kitchen | Bathroom | Additional Wc | Patio | Garage | Communal Grounds | No Chain

This spacious two-bedroom ground floor apartment is ideally located just 50 yards from the stunning clifftop and beaches at Southbourne, and is a short walk to Boscombe Pier. The well-presented property features UPVC double glazing, gas central heating, and a 16 ft reception room with a patio area. It includes two double bedrooms, a modern bathroom, 11 ft kitchen, additional WC, and a garage! With the added advantage of a share of the freehold and no chain, call to schedule a viewing today.

You enter via a secure communal entrance with an entry phone system. Inside, the apartment has a generous hallway with storage cupboards and doors leading to all main rooms. The impressive 16 ft x 11 ft reception room has sliding patio doors that open to a private patio area overlooking the secluded communal grounds. The 11 ft kitchen is fitted with an extensive range of wall and base units with contrasting work surfaces, a built-in oven and gas hob, and has space for all other appliances, along with a window to the side aspect. The main bathroom features a stylish three-piece suite with a bath, WC, and basin, complemented by tasteful tiling. Additionally, there is a useful separate toilet with a wash hand basin. Both bedrooms are good-sized doubles, with the main bedroom equipped with a good range of fitted wardrobes, offering a pleasant view over the green communal grounds.

Externally, the building is surrounded by well-kept communal grounds, and you will also have access to a single garage in a block.

Tenure: Share of freehold

EPC Rating: 72 | C

Council Tax Banding: D

Service Charge: £1,840 per annum (£920.00 paid twice yearly in March & September)

