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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)

